

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 17, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Paul Boschman of Mennonite Mountain View Church.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Britannia School, under the direction of their teacher, Mr. Fitzpatrick.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gibson

SECONDED by Ald. Brown

THAT the Minutes of the Regular Council Meeting of October 3, 1978, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson

SECONDED by Ald. Ford

THAT the Regular Council recess to reconvene following the Special Council (Public Hearing)

- CARRIED UNANIMOUSLY

The Regular Council reconvened at 2:40 p.m.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

SECONDED by Ald. Gerard

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Regular Council, October 17, 1978 . . . . . 2

COMMUNICATIONS OR PETITIONS

1. Vancouver Representative  
on the U.B.C.M.

In a memo dated October 10, 1978, the Mayor reported as follows:

"Under a change in the U.B.C.M. by-laws approved at the recent Convention, the Vancouver representative on the Executive is to be named by the Vancouver City Council.

Alderman Bellamy is presently our representative on the Lower Mainland Municipal Association and he is also a Director of the Federation of Canadian Municipalities. I would, therefore, think that he would be the logical person to be named to the U.B.C.M. Executive because of the inter-relationship of these three organizations."

MOVED by Ald. Brown,

THAT Alderman Ford be named by Vancouver City Council to the U.B.C.M. Executive.

- (CARRIED)

MOVED by Ald. Gerard,

THAT Alderman Bellamy be named by Vancouver City Council to the U.B.C.M. Executive.

A vote by ballot was called for and taken and Alderman Ford was declared named.

2. Closure of 23rd Avenue at  
Tupper School

Council noted a request from Mr. E. Patterson, spokesman for residents on East 23rd Avenue to address Council later this day when the report of the Standing Committee on Transportation, with respect to the closure of 23rd Avenue at Tupper School, is before it.

MOVED by Ald. Rankin

THAT the delegation request from Mr. E. Patterson be approved for later this day.

- CARRIED UNANIMOUSLY

3. Strata Title Conversions -  
1815 Cornwall and 2910 Alder Streets

In a letter dated September 26, 1978, Dominion Habitat Consultants requested an opportunity to address Council on its application to convert to strata title a building on Cornwall Street and another on Alder Street. The City Clerk advised that the Director of Planning will be submitting a report to Council on this matter at a later date.

MOVED by Ald. Harcourt

THAT the delegation request from Dominion Habitat Consultants with respect to certain Strata Title Conversions, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)4. Costs: Publicizing the Plebiscite

Council, on October 3, 1978, requested the City Clerk to report on the cost of the following techniques of publicizing the plebiscite being submitted to the voters November 15, 1978:

- (a) By a mail-out pamphlet
- (b) By newspaper ads.

In a memo dated October 13, 1978 the City Clerk reported as requested and advised that the approximate cost for delivering a pamphlet by means of a postal walk would be \$9,700, and the cost of newspaper ads would be \$6,400, with translations being done free of charge.

MOVED by Ald. Marzari

THAT the City Clerk be instructed to publicize the plebiscite being submitted to the voters November 15, 1978, by means of a postal walk at a cost of \$9,700, funding to be from Contingency Reserve.  
- LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Kennedy, Puil  
and the Mayor opposed

MOVED by Ald. Marzari

THAT the City Clerk be instructed to publicize the plebiscite being submitted to the voters November 15, 1978, by means of newspaper ads, at a cost of \$6,400, funding to be from Contingency Reserve.  
- CARRIED

(Ald. Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

5. Odessa Performers - Proposal  
by Canada - U.S.S.R. Association

Under date of October 16, 1978, the Mayor submitted the following memorandum:

"I was visited some time ago by Mr. George Legebokoff, Secretary of the Vancouver Branch of the Canada-U.S.S.R. Association, concerning some art works that the Odessa City Council of Workers' Deputies had indicated were being sent here for display in return for a group of mounted photographs depicting various locations in Vancouver. The latter was requested to be included in the Odessa City "Photoexposition '78" beginning next month. Mr. Legebokoff indicated that his organization would be interested in assisting the City in making arrangements to display the original art works.

Since I was contacted by Mr. Legebokoff, a large package of "works of the drawing exhibition of painters from Odessa, directed to Canada by the Ukrainian Friendship Society" was received via his organization. Mr. Legebokoff then approached me to suggest that the City might wish to take advantage of a forthcoming visit to Vancouver of some professional singers and dancers from Odessa. Apparently about one dozen such performers (see attached) will be here from October 30 through November 3 as tourists along with a larger tour group from the Ukraine, and they would like to offer a performance to the people of Vancouver, their Sister City. Accordingly, Mr. Legebokoff has proposed that a performance be organized for the evening of November 2 at THE ORPHEUM, where the art works also could be suitably displayed for public viewing in the lobby. The Orpheum is available on November 2.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)Odessa Performers - Proposal (Cont'd)

Mr. Legebokoff's proposal has merit particularly from the viewpoint that, if Council wished to waive the usual rental charges (approximately \$1500. class "2" rate) by making a grant to the Canada-U.S.S.R. Association for, perhaps \$2. per person, many of our citizens would be interested in attending such a concert provided without fee by the visiting performers. For some Vancouverites no doubt this would be a first-time opportunity to see the renovated Orpheum, and at such a reasonable reduced price. The receipts from the sale of tickets, which the Canada-U.S.S.R. Association would help distribute, would revert back to the City. Any profits (potentially \$5,000+. less the rental and other miscellaneous charges) could accrue to a new Fund that could be created to support future Sister City related activities."

MOVED by Ald. Kennedy

THAT Council approve a grant to the Canada-U.S.S.R. Association, equal to the rental charges (Class 2 rate) of The Orpheum for November 2, 1978.

(Ald. Brown and Gerard opposed)

- CARRIED BY THE  
REQUIRED MAJORITY

6. Vancouver/78 Socialist  
International Congress

In a memorandum dated October 17, 1978 the Mayor advised that the 1978 Socialist International Congress will be held in Vancouver from November 3 - 5. Many prominent government and political leaders are expected to attend. The Mayor advised Council has been asked to host a reception on November 3, 1978 at the Vancouver Centennial Museum and Planetarium, and to cover the \$5,000 cost of the rental of the facility.

MOVED by Ald. Harcourt

THAT the request that Council host a reception on November 3, 1978 for the Vancouver/78 Socialist International Congress, and cover the \$5,000 rental of the Centennial Museum and Planetarium, be approved in principle at a cost of not more than \$5,000, and the Mayor be instructed to negotiate a reduction of this cost with the Vancouver Centennial Museum and Planetarium Board.

(Ald. Bellamy, Brown, Ford, Gerard,  
Kennedy, Marzari and  
Puil opposed)

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

MOVED by Ald. Kennedy

THAT Council approve a grant of \$2,500 towards the cost of a reception on November 3, 1978, for the Vancouver/78 Socialist International Congress.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
OCTOBER 13, 1978

Building & Planning Matters  
(October 13, 1978)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Strata Title Conversion - 3177-3181 Point Grey Road
- Cl. 2: Champlain Heights - Energy Conservation Project
- Cl. 3: Kensington N.I.P. - Street Widening
- Cl. 4: Street Names - Private Roads within Enclave 19 - Champlain Heights
- Cl. 5: Kiwassa N.I.P. - Seymour School
- Cl. 6: Strata Title Conversion - 3563 Oak Street

Strata Title Conversion -  
3177-3181 Point Grey Road  
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Champlain Heights -  
Energy Conservation Project  
(Clause 2)

Mr. J. Moodie, Project Manager, answered questions from Council and gave the background on this matter.

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 3 - 6 inclusive

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(October 13, 1978)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Grants in Lieu of Vancouver City, B.C. Assessment Authority, School and Hospital District, Municipal Finance Authority and G.V.R.D. Tax Levies
- Cl. 2: Health Services for Jericho Hill School

Clause 1.

MOVED by Ald. Brown

THAT the grant requests, in lieu of taxes, to religious and charitable organizations, as detailed in the City Manager's report dated October 13, 1978, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Finance Matters (Cont'd)

Health Services for  
Jericho Hill School  
(Clause 2)

MOVED by Ald. Brown

THAT consideration of this clause be deferred until later in the meeting, to permit the Medical Health Officer an opportunity of being present to answer questions.

- CARRIED UNANIMOUSLY

For Council action on the above, see page 9.

Property Matters  
(October 13, 1978)

The Council considered this report which contains eleven clauses identified as follows:

- Cl. 1: Lease of Larwill Park (Bus Depot) to B.C. Hydro and Power Authority
- Cl. 2: Consent to Sub-Lease - E/S Main Street between Industrial and Terminal Avenues
- Cl. 3: Public Safety Building Coffee Shop Lease  
312 Main Street
- Cl. 4: Crown Grant of Land to be Established for Road Purposes - Block A of Lot 3603, Plan 16952, False Creek
- Cl. 5: Offer to Purchase - Two Lots - S/S 2900 Block Venables Street
- Cl. 6: Vancouver Art Gallery Site
- Cl. 7: Lease arrangements and purchase of furniture and equipment - Barclay Manor, 1433 & 1447 Barclay
- Cl. 8: Champlain Heights - Enclave 17
- Cl. 9: Champlain Heights - Ground Leases
- Cl. 10: Purchase of Properties at 29th Avenue and Nanaimo Street for Road Widening Purposes
- Cl. 11: Purchase and Lease of Lot 21, False Creek

Lease of Larwill Park  
(Bus Depot) to B.C. Hydro  
(Clause 1)

During consideration of this item a number of questions were raised on the City's legal status and possible uses of the site, if and when the City's lease with B.C. Hydro lapses.

MOVED by Ald. Puil

THAT consideration of this clause be deferred and, in the meantime, the City Manager report back, giving further details on the questions raised.

- CARRIED UNANIMOUSLY

Clauses 2 - 8 and 10 inclusive

MOVED by Ald. Brown

THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6, 7, 8 and 10, in this report, be approved.

- CARRIED UNANIMOUSLY

Champlain Heights - Ground Leases  
(Clause 9)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Puil opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Property Matters (Cont'd)

Purchase and Lease of Lot 21,  
False Creek  
(Clause 11)

During consideration of this clause, the City Clerk advised that the word 'extension' in the last line of the second paragraph on page 10, should be amended to read 'option'. Council so agreed.

MOVED by Ald. Kennedy

THAT this matter be deferred and the Director of Planning be instructed to undertake a view analysis of this site, taking into consideration the City's guidelines on views from bridges.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt,  
Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report  
September 21, 1978

Regulation of Shopping Hours

MOVED by Ald. Gerard

THAT the following enforcement program and procedures on shopping hours be approved:

1. No action be taken against stores in the historic areas of Gastown and Chinatown if stores remain open after hours, on Sundays and the following Statutory Holidays:

- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day

The stores in these two historic areas would have to close:

- Good Friday
- January 1
- Thanksgiving
- Remembrance Day
- Christmas Day

2. No action be taken against corner stores or drug stores if they are open on a Sunday or Statutory Holiday provided the type of merchandise listed in Section 4(1) of the Shops Closing Bylaw is suitably screened off and not on display or for sale on Sunday or Statutory Holidays.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Regulation of Shopping Hours (Cont'd)

3. No action be taken against bookstores, record stores, and souvenir stores if they are open on Sunday or the following Statutory Holidays:

- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day

provided the type of merchandise listed in Section 4(1) of the Shops Closing Bylaw is suitably screened-off and not on display or for sale on Sunday or Statutory Holidays.

4. No action be taken against Lumber yards if they are open Sunday or the following Statutory Holidays:

- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day.

5. All other types of stores be required to remain closed on Sunday and Statutory Holidays and a notice to this effect be placed as soon as possible in the newspapers and

- (i) if a store continues to remain open on Statutory Holidays after the advertisement is placed, a letter be sent to the licensed operator advising that any further violation will result in the matter being referred to Council recommending a hearing to show cause why the license should not be suspended.
- (ii) if a store continues to remain open on Sunday the licensed operator be sent a letter advising that unless the store remains closed on Sunday, the Attorney General will be requested to provide permission to prosecute under the Lord's Day Act. They also be notified that if they continued to open on Sunday, the operator will have to appear before Council to show cause why the business license should not be suspended.

(Ald. Brown opposed)

- CARRIED

MOVED by Ald. Kennedy (in amendment)

THAT Robson Square and Robson Street be included in section 1.

LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Marzari, Rankin and the Mayor opposed.)

The motion to amend having lost, the motion by Alderman Gerard was put and carried.

Cont'd...



CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Regulation of Shopping Hours (Cont'd)

MOVED by Ald. Brown

THAT Bylaw No. 4462 be repealed and the Director of Legal Services be instructed to bring forward a bylaw which would not restrict the hours of shopping in Vancouver.

- LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Harcourt,  
Kennedy, Marzari, Rankin and the Mayor opposed)

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The Council recessed at 3:55 p.m. to  
reconvene at 4:15 p.m. with the same  
Members present.

C. Manager's Report  
October 4, 1978.

Extended Shopping Hours  
During December.

In connection with this report a delegation request from Mrs. Joan Wallace, on behalf of the Retail Merchants Association of Canada, was noted.

MOVED by Ald. Kennedy

THAT consideration of this report be deferred to the next meeting of Council to permit the delegation to appear as requested.

- CARRIED UNANIMOUSLY

The Medical Health Officer was present in the Chamber and Council agreed to vary the Agenda to deal with the following two items:

Finance Matters  
(October 13, 1978) (Cont'd)

Health Services for Jericho Hill School  
(Clause 2)

The Medical Health Officer answered questions from Council related to the continued operation of Jericho Hill School and services to the handicapped.

MOVED by Ald. Ford

THAT the recommendation of the City Manager, as contained in this report, be approved;

FURTHER THAT Council request the Provincial Government to state its intention in the matter of continued operation of Jericho Hill School and provision of services to the students of this school.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)E. Manager's Report  
(October 10, 1978)Prenatal Services

The Medical Health Officer spoke to his recommendation in this report that funding be approved as follows:

- (a) The sum of \$7,974.00 for Parents' Choice, November and December, 1978;
- (b) The sum of \$42,434.00 for Parents' Choice in 1979;
- (c) The sum of \$54,244.00 for Healthiest Babies Possible in 1979,

and the City Manager and Medical Health Officer begin immediate negotiations with the Provincial Government to obtain the necessary 50/50 cost sharing.

MOVED by Ald. Rankin

THAT the recommendations of the City Manager contained in this report be approved.

- CARRIED UNANIMOUSLY

Council further agreed to vary the Agenda to deal with the following clause in the Standing Committee on Transportation's report:

Report of Standing Committee  
on Transportation  
(October 5, 1978)

Traffic Situation on 23rd Avenue  
at Tupper School (Clause 1)

Mr. Patterson and Mr. Pataky, residents of the area, expressed concern that closure of 23rd Avenue, adjacent to Tupper School, could result in increased traffic between 22nd Avenue and Prince Edward. Mrs. Fenwick, Chairman of the School Board addressed Council and urged that Council approve the recommendations of the Standing Committee. Mr. J. Killeen, Principal of Tupper School said that the main concern of himself and Mr. Loewn, Principal of Livingstone School, is the safety of the students.

MOVED by Ald. Kennedy

THAT the recommendations of the Committee, as contained in this clause of its report, be approved.

- CARRIED

(Ald. Gerard and Rankin opposed)

D. Manager's Report  
(October 12, 1978)

False Creek, Area 6, Phase 1  
Lot 34, Ground Lease (Heather  
Marina Commercial Building)

The Development Consultant answered questions from Council on this matter.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

DELEGATIONS1. Housing Developments Proposed  
for 2nd Avenue and Wallace Street

Council, on October 3, 1978, agreed to hear a delegation from the Jericho Area Citizens Association on the Dunbar Housing Co-operative and the Greater Vancouver Housing Corporation developments proposed for 2nd Avenue and Wallace Street.

Mrs. W. Dean, solicitor for the Association addressed Council and reviewed the history of the developments on this site. She alleged the design of both these projects has been altered and is not the same as the designs which were before Council at the Public Hearing on the rezoning. She stressed that most of the concerns of the residents are related to parking congestion in the area and the poor design of the developments.

MOVED by Ald. Ford

THAT further consideration of the concerns raised by the delegation be deferred to the next meeting, and the Director of Planning be instructed to report back on the final design of the Greater Vancouver Housing Corporation's development, including some of the concerns raised by the representative of the residents at today's meeting, as well as a means of alleviating the problems of on-street parking in the area and the implications should Council cancel the project;

FURTHER THAT the developer be requested to discontinue work on this project until the matter is resolved.

- CARRIED

(Ald. Brown, Harcourt, Marzari and Rankin opposed)

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The Council recessed at 5:55 p.m. to reconvene in the Council Chamber at 7:30 p.m.

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Following an 'In Camera' meeting in the Mayor's Office at approximately 7:30 p.m., the Council, in Committee of the Whole, reconvened in the Council Chamber at 7:40 p.m., with Mayor Volrich in the Chair and the same members present.

#### REPORT REFERENCE

##### Proposed New P.N.E. Stadium and Multiplex Proposal

Council on September 12, 1978, deferred consideration of a motion by Alderman Rankin on this matter until Council had before it staff reports on the proposed new stadium. Council also agreed to hear delegations on the motion at this time.

Also before Council was the following:

- (a) Manager's report dated October 13, 1978, from the City Engineer on the transportation aspects of the proposed new stadium.
- (b) Report of the Director of Planning dated October 13, 1978, on the P.N.E. Multiplex proposal.
- (c) Report of the City Manager dated October 16, 1978, summarizing the comments in the foregoing two reports and putting forward for consideration the following two alternatives:

##### "Alternative A:

- 1. That Council request the GVRD to participate in a study of alternate options for the location of a major regional stadium and exhibit facilities, with costs estimated at \$30,000 to be shared equally by the City and the GVRD.
- 2. That the Director of Planning, in consultation with the GVRD and the City Engineer, be instructed to hire a consultant to carry out the study and report back within four months.
- 3. That funds of \$15,000 be made available to cover the City's share of the costs with a further \$15,000 to be authorized should the GVRD decline to participate financially.
- 4. That the City/GVRD LRT Study Team coordinate its work with the study of site options for stadium/exhibit facilities.
- 5. That the PNE be requested to give every assistance to the consultant to facilitate completion of the study.

##### Alternative B:

- 1. That Council accept the PNE site at Hastings and Renfrew as a basis for further planning of major stadium and exhibit facilities at this time.
- 2. That the City/GVRD LRT Study Team be requested to investigate alternative routings to provide direct LRT service to the proposed stadium and exhibit facilities at the PNE grounds."

Mr. Kenneth C. Logan had prepared an alternate proposal for a Pacific Rim stadium and this, too, was before Council.

cont'd....

REPORT REFERENCE (cont'd)Proposed New P.N.E. Stadium  
and Multiplex Proposal (cont'd)

Circulated this evening was a memorandum from the Director of Planning noting a number of corrections to be made to his October 13, 1978 report to which Council agreed.

Mr. D. Rudberg, Assistant City Engineer - Traffic, gave a report reference on the transportation aspects of the proposed new stadium. Mr. R. Spaxman reviewed his position as Director of Planning and commented on the contents of his report of October 13th. Both officials answered questions from members of Council on various aspects of their reports.

Mr. Erwin Swangard, President of the Pacific National Exhibition, addressed Council and circulated a brief. He stated that the matter before Council tonight was simply a decision by Council as to the suitability of the P.N.E. for the multiplex, and that unless this decision is made, it would be futile for the P.N.E., particularly from the cost point of view, to carry on the required project work. He also stated that the P.N.E. cannot, under its terms of reference, or from its financial position, operate and/or assume financial responsibility for facilities outside its jurisdiction which is confined to the 172 acres of the P.N.E. grounds. The P.N.E.'s brief restated the various factors which it considers reinforce the choice of the P.N.E. for the multiplex.

Mr. Andrews representing N.D. Lea and Associates, who had carried out a study on the transportation aspects of the proposal, answered questions from members of Council on related issues.

Council then heard from the following delegations:

- Mr. Shawn Hatch, Chairman, Ad Hoc Citizens' P.N.E. Committee, stated the Committee is not favourable to ground separation of the intersection of Cassiar and Hastings Streets as this would add to the already congested traffic and parking situation. In the opinion of the Committee, the P.N.E. has reached its limit of growth and any proposed new stadium should be located elsewhere. Council therefore should not approve the proposed P.N.E. multiplex or else conduct a suitable rezoning process and further impact studies.
- Mr. Don Stanley, Secretary, Hastings Sunrise Action Council, was also opposed to the proposal and suggested that Council investigate alternate sites.
- Mr. Dave Lockhart, representing the Adanac Village Housing Co-Op, stated he was in favour of a study of alternative location options.
- Dr. Setty Pendakur requested Council go on record as stating the Greater Vancouver area needs a stadium but that this is a need of the region not just the City of Vancouver and he suggested Council re-examine the need to locate the agricultural facilities at the P.N.E.
- Mr. Ian Mass spoke to his brief previously circulated which opposed the P.N.E. proposal.
- Mr. Philip Thorne, President, Hastings Community Association, also objected to the proposed P.N.E. expansion.
- Mr. R.W. Kennedy, Director, Western Forest Products Lab, Canada Department of the Environment, asked that the concept of a wooden dome for the stadium be given serious consideration as this would reflect the economics of the Province.

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REPORT REFERENCE (cont'd)

Proposed New P.N.E. Stadium  
and Multiplex Proposal (cont'd)

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- Mr. Kenneth C. Logan presented his proposal for a stadium at an alternative location.

Alderman Rankin's motion of September 12, 1978, was not put, however, it was

MOVED by Ald. Rankin,  
THAT

- (1) Council request the G.V.R.D. to participate in a study of alternate options for the location of a major regional stadium and exhibit facilities
  - (a) in Vancouver (in particular on the north side of False Creek), and
  - (b) in the Lower Mainland;

with costs estimated at \$30,000 to be shared equally by the City and the G.V.R.D.
- (2) The Director of Planning, in consultation with the G.V.R.D. and the City Engineer, be instructed to hire a consultant to carry out the study and report back within four months.
- (3) Funds of \$15,000 be made available to cover the City's share of the costs with a further \$15,000 to be authorized should the G.V.R.D. decline to participate financially.
- (4) The City/G.V.R.D. LRT Study Team coordinate its work with the study of site options for a stadium/exhibit facilities.
- (5) The P.N.E. be requested to give every assistance to the consultant to facilitate completion of the study.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

STANDING COMMITTEE REPORTS

- I. Report of Standing Committees on  
Community Services and Planning  
& Development, September 28, 1978

City Housing Policy in the  
Downtown Eastside Area (Clause 1)

MOVED by Ald. Rankin,  
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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STANDING COMMITTEE REPORTS (cont'd)

II. Report of Standing Committee  
on Community Services,  
September 28, 1978

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Liquor Permit Application - 4450 West 10th Avenue
- Cl. 2: Liquor Permit Application - 1531-37 Commercial Drive
- Cl. 3: Fire By-law Upgrading - Hotel Vancouver
- Cl. 4: Teenage Discotheque, 2120 Main Street
- Cl. 5: Complaint re United Poultry Ltd., 534 East Cordova
- Cl. 6: Ferrera Court Apartments, 504 East Hastings
- Cl. 7: Lee Building, 175 East Broadway

Clauses 1, 2, 3, 5, 6 and 7

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

Teenage Discotheque  
2120 Main Street (Clause 4)

In considering this clause, Council noted a Manager's report dated October 3, 1978, in which the Acting Director of Permits and Licenses reported for information the opinions of the residents in the five houses in the neighbourhood and the operator of a nearby motel regarding the proposed teenage discotheque.

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT the report of the City Manager dated October 3, 1978, be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Planning and Development,  
September 28, 1978

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Monthly Status Report on Rezoning Applications
- Cl. 2: Residential Rehabilitation Assistance Program  
Area Designation
- Cl. 3: Vancouver South Neighbourhoods (P.Y.E.P. Project)

Clauses 1, 2 and 3

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee  
on Finance & Administration,  
September 28, 1978

Departmental Review -  
Personnel Department (Clause 1)

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

V. Report of Standing Committees  
on Planning & Development and  
Transportation, October 4, 1978

Kingsway Task Force Study  
(Clause 1)

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown in amendment,  
THAT the following be added to Alderman Harcourt's motion:

"FURTHER THAT the policies for Kingsway East have CD-1  
zoning requiring that the 120 feet on each side of  
Kingsway be commercial on at least the first floor and  
that the remainder could be residential with hotels  
and motels permitted for the full depth of the property."

- LOST

(Aldermen Bellamy, Ford, Gerard, Gibson, Harcourt, Kennedy,  
Marzari, Puil, Rankin and the Mayor opposed)

VI. Report of Standing Committee  
on Community Services,  
October 5, 1978

The Council considered this report which contains five  
clauses identified as follows:

- Cl. 1: Grant Request - Canadian Memorial Church
- Cl. 2: Liquor Permit Application - 220 Prior Street
- Cl. 3: Compliance with Fire Safety Regulations in  
Downtown Cabarets
- Cl. 4: Neighbourhood Pub Application - 2802 West 4th Avenue
- Cl. 5: Liquor Permit Application - 3075 Kingsway

Clauses 1, 2, 3 and 5

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee contained in  
Clauses 1, 2, 3 and 5 be approved.

- CARRIED UNANIMOUSLY

Neighbourhood Pub Application -  
2802 West 4th Avenue (Clause 4)

MOVED by Ald. Rankin,  
THAT the recommendation of the Committee contained in  
this Clause be approved after adding the words "as quickly as  
possible".

- CARRIED

(Mayor Volrich opposed)

VII. Report of Standing Committee  
on Transportation,  
October 5, 1978

The Council considered this report which contains four  
clauses identified as follows:

- Cl. 1: Traffic Situation on 23rd Avenue at Tupper School
- Cl. 2: Midway Connector Bus Route Change
- Cl. 3: Commissioner Street - Truck Route Status
- Cl. 4: Arbutus Street and 33rd Avenue

cont'd....



Regular Council, October 17, 1978 . . . . . 17

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee  
on Transportation, October 5, 1978  
(cont'd)

Traffic Situation on 23rd Avenue  
at Tupper School (Clause 1)

For Council action on this clause, see page 10.

Clauses 2, 3 and 4

MOVED by Ald. Kennedy,

THAT the recommendations of the Committee contained in  
Clauses 2 and 3 be approved and Clause 4 be received for  
information.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee  
on Finance & Administration,  
October 5, 1978

The Council considered this report which contains three  
clauses identified as follows:

- Cl. 1: Vancouver Park Board Capital Funds  
Situation 1979-83
- Cl. 2: License Fee for Live-aboard Boats
- Cl. 3: 1978 Changes in Property Tax

Clauses 1, 2 and 3

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in  
Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

IX. Report of Standing Committee  
on Community Services,  
October 12, 1978

Soft Rock Cafe,  
1921 West 4th Avenue (Clause 1)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in  
this Clause be approved.

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

(Aldermen Brown, Bellamy, Gerard, Kennedy, Puil and  
the Mayor opposed)

G.V.R.D. Matters

There were no comments with respect to the G.V.R.D. matters  
insofar as the Regional District meeting for Wednesday,  
October 25, 1978, is concerned.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Road Purposes  
(Block A of District Lot 3603, Plan  
16952, False Creek)

MOVED by Ald. Ford,  
SECONDED by Ald. Kennedy,  
THAT WHEREAS Her Majesty the Queen in Right of the Province  
of British Columbia has, by Crown Grant, conveyed to the City of  
Vancouver the following described lands:

Block A of District Lot 3603, Plan 16952 for so long as the  
land granted is used for road purposes;

AND WHEREAS it is deemed expedient and in the public interest  
to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT Block A, District Lot 3603,  
Plan 16952, so conveyed, be and the same is hereby accepted  
and allocated for road purposes, and declared to form and  
constitute portion of road.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -  
Property at Nanaimo  
and Kingsway

referred to a complaint received  
from the owner of property at  
4725 Nanaimo Street. The City  
is presently realigning the street  
and the owner is concerned that  
the retaining wall which the City  
is to be building along the  
easterly property line will come  
within three feet of his children's  
basement bedroom.

Alderman Rankin requested that the  
City Manager investigate this  
matter and report back.

The Mayor so directed.

Alderman Marzari -  
Date of Central Waterfront  
Public Hearing

queried if it would be possible to  
change the date of this Public  
Hearing which is scheduled for  
October 31, 1978.

The Mayor directed the City Clerk  
to investigate the possibility of  
changing the date and report to  
him.

- - - - -

The Council adjourned at approximately 11:20 p.m.

- - - - -

MANAGER'S REPORTDATE October 13, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Review of the Transportation Implications of the Proposed  
PNE Multiplex

CLASSIFICATION: INFORMATION

The City Engineer reports as follows:

"INTRODUCTION

On August 16, 1978, the Pacific National Exhibition presented a proposal for a major redevelopment of Exhibition Park. This included construction of a 60 000 seat covered stadium and major exhibit and agricultural facilities to replace the existing outdated facilities.

N.D. Lea and Associates have examined the transportation needs and traffic implications of this proposed Multiplex in terms of the existing situation and future transit and parking requirements. In addition, they have proposed a concept to manage the future transportation demands of this development so that their impact on the adjacent street system and residential areas is minimized.

The purpose of this report is to review the traffic situation in the vicinity of the PNE, present the major points and deficiencies of the traffic plan, and bring to Council's attention the impact the Multiplex could have on this area of Vancouver.

PNE ACCESS AND ALTERNATIVE SITES

The activities carried out at the PNE, notably major public assemblies for sports and other events and the annual fair, create a need for major access facilities. There are few, if any, locations in the region that combine major land assembly with the high degree of accessibility required for the PNE. For major events, the PNE may attract more visitors in an hour than the downtown area does (50 000 per hour to the PNE, compared to 40 000 to downtown). Thus, wherever these facilities are located, a degree of congestion must be expected.

The present PNE location presents some advantages in this regard. The Second Narrows Bridge and 401 freeway have highly developed feeder-street systems in the city. For major events, this system is modified so that both the freeway/bridge facilities and the feeder streets serve as access to the PNE. In a sense, the PNE is 'usurping' facilities built for other purposes.

One other potential location for a stadium site would be downtown, as recently proposed for False Creek. However, an examination of the False Creek site indicates it is unsuitable for the following reasons:

1. Access to the downtown is presently congested and stadium facilities would 'usurp' this access, creating major congestion problems and economic impacts.
2. Access into False Creek is presently very limited.
3. There is no hope of providing 7000 available parking spaces within walking distance of False Creek as now provided within the PNE site.

Were the facilities located elsewhere in the region, it would be necessary to assemble a large enough site to provide not only for a stadium, but also for all the regional parking. Finding such a large area and the prohibitive cost involved in assembling it and building access facilities would appear to dismiss the prospect of a viable alternative location. Furthermore, a new location would inevitably be less central to the regional population, resulting in longer travel distances and less opportunity to provide an attractive transit alternative. In addition to creating a second PNE-type atmosphere and associated negative impacts, the present site would remain as an active public area, resulting in double the impact presently experienced.

Accordingly, the present PNE site must be considered an appropriate site for major public assemblies. However, this site is not without its problems, most notably congestion and traffic and parking impacts on surrounding residential areas. These are problems that must be resolved before expansion of PNE facilities could proceed.

Continued . . . .

## REVIEW OF TRAFFIC SITUATION

The PNE is surrounded by well-developed major streets that are critical to the needs of the region in providing through traffic movement between municipalities. Cassiar, on the east, is serving as an incomplete link between two ends of the 401 freeway, and, at over 55 000 vehicles per day, is currently the busiest street in the City. The PNE is also adjacent to residential lands on three sides.

Historically, the major streets surrounding the PNE have experienced traffic growth patterns somewhat higher than many other major streets in the City. This is because these streets act as funnels to a few 'exit' points, similar to the Oak and 70th area in Marpole. Growth patterns are shown in Figure 1. Analysis of some of the key intersections shows that they are at, or approaching, saturation point, i.e. during the peak hours they are unable to meet existing traffic demands effectively. In particular, Cassiar and Hastings is a major congestion point and traffic uses short-cut routes on local streets to avoid this location. As a result, the 'rush hour' is gradually expanding to cover more and more of the morning and afternoon. Similarly, increased trucking and use of the automobile at midday has led to increased congestion and delays during this time as well. Gradually, rush hour is becoming a day-long event.

Traffic generated by the PNE, then, is additional to this present situation. Since most events do not occur in peak hours, PNE traffic is able to make effective use of existing facilities, primarily in the evening hours. It is only during the annual fair that PNE activities and region-wide traffic come into direct conflict.

The PNE impact on surrounding areas occurs in two forms. Increased movement of vehicles is one, on both arterial streets and local residential streets. The second is the presence of parked vehicles on residential streets which persists despite extensive restrictions and enforcement.

Since the last PNE review, on-site parking has kept pace with demand for paid parking. The significant point to note is that peak attendance has not changed, but there is an increasing number of days throughout the year that events are scheduled. As a result, the impact on surrounding streets has worsened in that it is now more frequent.

In recognition of this problem, the PNE has provided relatively high quality parking lots at reasonable prices, with a rationalized access and egress system that minimizes motorist delay. The consultant points out that serious delays in exiting from an event are a result of a lack of capacity at the surrounding intersections - not too unreasonable considering the surge loadings imposed.

Transit has always been recognized as a means of stabilizing the impact the PNE has on the area. Charter buses, special buses from shopping centres, and increased regular service during major events are all used. Although transit figures are incomplete, it appears that transit use at large events has remained at around 8-10% of the attendance, meaning it has kept pace, but has not increased significantly since 1971.

## IMPACT OF THE MULTIPLEX

The PNE Multiplex proposal consists of a 60 000-seat stadium to supersede Empire Stadium, a major exhibit facility of 227 000 sq. ft., and an agricultural exhibit facility of 239 000 sq. ft. Much of the exhibit facilities would replace existing outmoded buildings which would be demolished. In terms of the frequency of events, the following table outlines the events that would be accommodated by the Multiplex:

1. 19 consumer shows, an increase of 7
2. 14 Trade shows, an increase of 6
3. Present number of football and soccer games
4. Three major concerts (new)
5. 9 days of religious meetings, increase of 1
6. 10 thrill shows (new)
7. 5 major dinners and functions, an increase of 2
8. 9 animal shows, an increase of 2
9. 5 major misc. events, 300 minor misc. events.

It is estimated that with this facility, annual PNE attendance could increase by 37% to 5.5 million people (in 1981). Annual growth would then stabilize at around 8%. Referring to the table above, it becomes apparent that the increase in overall attendance could be attributed to both an increase in peak attendance (football games) and a rise in the frequency of smaller miscellaneous events.

Since 1971, attendance has doubled, and parking and through traffic use of the residential streets have become much greater problems, more because of the increase in frequency than any large increase in attendance at single events. With construction of the Multiplex, this problem would worsen and could become intolerable if left untended.

#### TRAFFIC MANAGEMENT PLAN

N. D. Lea, the transportation consultant retained by the PNE, carried out an analysis of the traffic situation, based on a range of events with a maximum attendance at 72 000. This would be representative of concurrent events in the Multiplex and Coliseum, but does not deal with conditions during the annual exhibition. The present attendance figure for Labour Day is 130 000, and this could be expected to be higher if the Multiplex were constructed.

To accommodate the expected attendance, a number of strategies were evaluated. From these, the consultant has prepared a Traffic Management Plan for access to Multiplex events.

The Plan, summarized below in four points, is not necessarily the ultimate strategy, but does represent a starting point for development of a final plan to meet the needs of PNE users, management, adjacent residents and surrounding municipalities.

#### (1) Transit Services

It is proposed to provide the following:

- A bus terminal on the west entrance to the grounds to provide convenient drop-off facilities, and store eighty (80) buses;
- A transit terminal on the existing park-and-ride lot to replace the Kootenay Loop;
- An express bus shuttle to the closest downtown parking areas;
- Express bus service to major events from park-and-ride lots within three to five miles of the PNE grounds.

It is also proposed to take advantage of any new transit modes (LRT, commuter rail, etc.) if and when provided, noting, however, that these modes would only marginally improve future transit usage because of their limited service areas.

#### (2) Parking Facilities

It is proposed to maintain the present level of off-street parking (7 700 spaces) by replacing 1600 spaces displaced by the Multiplex, plus provide for the future addition of some 1 000 to 1 700 spaces depending upon the need experienced.

The plan proposes the creation of parking spaces in the following areas:

- 400 to 700 spaces in land reserved adjacent to Cassiar Street;
- 600 spaces within the west entrance bus terminal;
- 1 000 spaces within a new transit terminal at Hastings and Cassiar;
- 1 000 spaces in a parking structure on the northwest corner of the grounds. Parking on neighbourhood streets is assumed to remain approximately at present levels.

#### (3) Accessibility

The plan recommends grade-separation of the intersection of Cassiar and Hastings Streets. This would provide direct relief to the most congested location in the access area, but is not examined in detail in the N. D. Lea study, nor are sources of funds indicated.

Also proposed are one or more pedestrian grade-separations across the major arterial streets. For small to medium events, the off-street parking capacity is adequate providing that twelve percent of the trips are made by transit. This can be achieved by modest improvements in the existing transit service. For large events, special transit shuttle buses to park-and-ride lots would be implemented, to achieve a 20% transit share.

#### (4) Incentive Program

Two main strategies are proposed for further study:

1. A proposal to build both parking and transit charges into admission prices. This idea has considerable merit, but will require much effort to achieve implementation;
2. A simple increase in the cost of parking:
  - (a) To encourage patrons to "car pool"
  - (b) To attract more transit usage because of the higher on-site parking rates.

This, of course, would simply make on-street parking more attractive.

#### EVALUATION OF THE TRAFFIC MANAGEMENT PLAN

To accommodate the demands created by the Multiplex effectively and minimize the impact to the adjacent area, serious consideration will have to be given to the following major points presented in the Traffic Management Plan: (see figure 2)

- 1) relocation of the Kootenay loop closer to the PNE;
- 2) a transit terminal on the west side of the PNE;
- 3) express bus service to close-by park-and-ride lots;
- 4) grade separation of the Hastings and Cassiar intersection and pedestrian crossings;
- 5) expansion of the number of off-street parking spaces;
- 6) re-evaluation of the parking costs and method of assessment.

The plan concentrates heavily on provision of an efficient and appealing transit service accommodating 20% of the total trips. This is a reasonable objective if a sufficiently attractive service can be provided. Relocating the Kootenay Loop and a new west side terminal would go a long way in enhancing this service. The report, though, does not fully address the feasibility of obtaining satellite park-and-ride lots. N. D. Lea point out there is a potential for an additional 5 000 parking spaces within 3 - 5 miles.

A shortcoming of the plan is that it does not deal with the present problem of parking on residential streets. This means the local problem would remain and in fact would worsen. Certainly it would not be appropriate to propose to handle all of the increase in patronage by an increase in parking, because this would reduce the attractiveness of transit and could exceed the capacity of feeder streets. However, some additional on-site parking beyond that envisaged in the plan should be provided in order to reduce the parking problem presently occurring on residential streets.

The report points out that present PNE parking facilities are used to capacity only occasionally. However, many of these spaces are quite remote from events, particularly football and hockey games. The attractiveness of on-site parking could be enhanced through construction of a parking structure adjacent to the Multiplex, Coliseum, and race track.

This would also serve to generate more revenue, though in all probability it would not recover capital costs. It should also be noted that a re-assessment of the Resident Parking Only Zones will have to be made because of the shift in location of the 'prime' generator. Other strategies to control PNE parking within the residential areas should also be examined.

Continued . . . .

Grade separation of the Cassiar and Hastings intersection is a desirable and worthwhile proposal. Cassiar Street, lined with private residences on both sides, handles very high traffic volumes, in excess of 55 000 vehicles per day, much of which is through traffic from the 401 freeway to Second Narrows Bridge. Council is on record as asking the Province to complete the Cassiar Link of the Trans-Canada Highway; the Multiplex would contribute to the necessity of doing this. Grade separation at Hastings would be a valuable project, but eventually could result in increased problems elsewhere, such as at Cassiar and Adanac. Therefore, this project must be viewed as a worthwhile first step in a plan to upgrade in some fashion the entire connection from 401 to Second Narrows.

Other intersections in the area will also have to be investigated and are not dealt with in the report. The consultants mention that already the limiting factor in exiting the PNE is inadequate intersection capacities. Improvements to some of these intersections (eg. left turn bays, local street widening, etc.) may prove necessary, as it is only through these arterial improvements that traffic through the residential areas can be minimized.

#### SUMMARY

A. Present PNE site is appropriate for a multiplex-type development because:

- good access from the north shore and the east is available via the Second Narrows Bridge and the 401 freeway;
- surrounding streets are in good condition and site access from these streets is well developed;
- the site is already assembled and can accommodate the proposed facilities if properly designed. The cost to assemble a new site elsewhere, construct access facilities and provide 7-9000 parking spaces would be prohibitive.
- it is central to the densely populated part of the region, providing the potential for good transit access.

In addition, the site is adjacent to a presently well-developed transit corridor which, coupled with new on-site transit terminals, could provide a significant improvement in transit service.

B. Based upon a transportation impact analysis carried out by N.D. Lea and Associates, it appears that existing transit technology and street facilities could service the Multiplex, subject to implementation of a traffic management plan.

Key items necessary in accommodating this growth are:

- a concerted effort to improve transit;
- a parking fee structure and additional improvements that will increase the use of on-site parking;
- improvements, where necessary, to some of the intersections in the area, especially grade separation at Cassiar and Hastings;
- improved traffic flow and pedestrian accessibility to the grounds.

These items represent a good starting point for further study and analysis.

C. In qualification of the above, it must be noted that congestion and parking problems would continue to be associated with the PNE, as they would with any other location for the Multiplex, and that these problems would become more frequent. Deficiencies exist in the management plan in that it does not deal with the annual fair, nor does it attempt to reduce the level of impact on adjoining residential areas.

Minimizing of these problems will require considerable detailed study and cooperation between all affected parties over the next several years. However, it should be possible to solve the problems of congestion and related adjoining neighbourhood impacts to the extent that these problems are not increased with development of the Multiplex."

The City Manager submits the above report of the City Engineer to City Council for INFORMATION.

DATE October 13, 1978

TO: City Manager (for City Council)

SUBJECT: P.N.E. Multiplex Proposal

CLASSIFICATION: INFORMATION and CONSIDERATION

The Director of Planning reports as follows:

"I. PURPOSE

The purpose of this report is to make some preliminary comments on the PNE Multiplex proposals as described in material contained with a letter from the PNE received September 26, 1978 (a copy of the letter is attached as Appendix A). It should be noted that it has not been possible within the time available to co-ordinate this report with other City Departments.

II. BACKGROUND

In September 1977 the Action '78 concept for the future of the PNE was presented. This concept envisaged a wide ranging redevelopment of the PNE grounds including a revamped annual fair along a Disneyland-type theme, new exhibit areas and a new 45,000 seat stadium. A staff report of December 1977 described a number of concerns raised by the Hamilton, Doyle concept. Council generally agreed with the concerns noted in the report and asked the PNE to take note of them in further planning work. Council also agreed to meet with the PNE Board. This meeting occurred on February 28, 1978 at which time both Council and the PNE Board agreed to a co-operative planning process.

In May 1978 the City Manager initiated meetings with the PNE and it was agreed to set up a PNE Liaison Committee having membership from the Vancouver City Planning Commission, GVRD, PNE, Parks Board, Engineering Department, Finance Department, Planning Department and Social Planning Department. Subsequently, several meetings of the Liaison Committee were held with little progress being made towards a co-operative planning process. Having reported the status of its work to Council on August 15, 1978, the Liaison Committee concluded that it would be more productive to await a specific proposal from the PNE.

On August 16, 1978 the PNE unveiled its Multiplex proposals at a special Board meeting. In subsequent discussions between staff, the Mayor, and the Chairman of the Planning and Transportation Committees, it was decided to await receipt of a rezoning application and supporting studies such as the N. D. Lea Traffic Study before reporting to Council with preliminary reactions.

To date a rezoning application for the PNE grounds has not been received. However, on September 26, 1978 the Director of Planning received the letter (attached as Appendix A) from the PNE General Manager which asked that a report go to Council as soon as possible. The principal concern of the PNE appears to be a desire to learn of Council's position on the appropriateness of the PNE site for the Multiplex facilities. Following this, the PNE would proceed further with investigating funding possibilities and doing more detailed planning.

Project Description. It is assumed that all members of Council have received copies of the PNE Multiplex presentation brochure. However, the selection of the key material from that brochure is attached as Appendix B, including:

- Project description;
- Site Plan;
- Sections looking north and west;
- Hastings Street elevation.

Basically the Multiplex consists of a 60,000 seat sports stadium integrated with an exhibit area including 227,000 sq.ft. of general exhibit space and 238,900 sq.ft. of agricultural exhibit space.



The cost is projected to be over \$163,000,000 including parking and site improvements assuming a construction start in October 1979. Construction is estimated to take three years with completion at the earliest in 1982. The stadium is proposed to be an oval shaped structure enclosed by two giant curving beams which support a concave dish shaped roof to provide climate control. The stadium is located on the north side of Hastings Street just east of Renfrew and has an approximate length of 900 ft. along Hastings Street and a depth from south to north of about 560 ft. The height varies with the structure next to Hastings Street being approximately 125 ft. above the lowest point of Hastings Street while the north side of the stadium rises to almost 200 ft. above the lowest point of Hastings Street.

For further details see Appendix B.

### III. INTRODUCTION

The PNE is to be commended on coming forward with a beautiful, soaring, futuristic stadium design. With this exception, however, the PNE Multiplex proposal raises the same basic questions and concerns that were raised by the previous Hamilton, Doyle proposals, and which have been discussed at meetings of the PNE Liaison Committee. These concerns are as follows:

Economics, including costs, priorities and possible benefits.

Transit, Traffic and Parking, including the problem of on-street parking in residential areas.

Alternate Sites. Are there sites which might be better than the PNE site from a transit service or other point of view?

Site Planning and Phasing. Is the building proposed part of a long range plan for the future of the entire PNE grounds?

Process and Timing. Will the development review process allow sufficient opportunity for all affected by the proposal to express their opinions?

It should be noted that design details are not considered to be an issue at this stage in the planning.

This report briefly comments on each issue in order to highlight the most significant concerns and suggest ways of dealing with them. Council should be aware that this report has been prepared to meet the need for some fast initial reactions. It is not the result of extensive analysis but a consensus of staff opinion and, in places, rough estimates of possible impacts.

### IV. ECONOMICS/PRIORITIES

#### (a) Public spending priorities

The priority given to this project by the City might well depend on whether the City will be asked to share in capital or operating costs.

However, even if there were no significant costs to the City, Council might still wish to express its views on the relative priority of this project to the principal funding agencies, which at this time appear to be the provincial and federal governments. For example, would the City rather see senior government funds spent on the proposed LRT system, Convention Centre, or health care projects?

#### (b) Needs

The President of the PNE has stated that professional sport will die out in Vancouver if a stadium is not built within three years. We have not evaluated this statement but the

argument seems plausible given the fact that other cities have larger and more modern stadiums.

There is a recognized need for up-to-date exhibit facilities particularly to replace the older agricultural buildings and the Show-Mart. However, it could be argued that the PNE is still getting by adequately in older buildings and is still making profit on exhibits and the annual fair.

It should be noted that there is also a need expressed by many people to improve the annual fair. This need is not addressed in the current Multiplex proposals.

(c) Benefits

These are difficult to assess. They include, however, benefits to professional sports, organizations, players and spectators. The Ward Economic Report notes for example, on page 28, that 'the improved facilities will represent a considerable increase in revenue to the football and soccer clubs'.

Other benefits will accrue to businesses, trade organizations and consumers. The PNE operations will benefit by a factor of three assuming they do not pay for capital costs.

Benefits will also accrue to the economy and people of B. C. and the residents of the City taken as a group. However, it is hard to assess these benefits because the PNE has not supplied information on the future economic impact of the Multiplex. The study submitted carried out by Margaret Degrace of UBC deals only with the existing PNE operations. In that report an annual total of \$53 million in direct benefits to the Greater Vancouver Region economy was estimated. From this, it might be fair to assume that benefits would increase in proportion to increased PNE attendance as a result of the Multiplex. These are projected to grow by 47% (page 24, Ward Report) by 1981 - 1982 (not including the annual fair).

(d) Capital Costs

The Multiplex capital cost is estimated between \$163.5 million and \$180 million depending on the start of construction.

Two initial reactions are:

- i) The cost estimate may be low as it does not include the three million for grade separating at Hastings and Cassiar, the cost of related street improvements, the cost of purchasing buses for an effective Park 'N Ride system, or the purchase or lease of land for outlying Park 'N Ride lots. All of these could result in additional capital costs in the order of \$20-40 million.
- ii) The projected Multiplex operating surplus (see page 29 of the Ward Report) is sufficient to amortize less than one-fifth of the capital costs at year 1 (1981 - 1982), rising to about a quarter of the capital cost in year 10 (1991). This leaves four-fifths of the total capital cost, that is at least \$128 million to be funded from other sources.

Conclusion. Based on figures supplied by the PNE, the possible direct annual benefits of the PNE Multiplex might total \$5 million if completed in 1982, not including 500 construction jobs created for three years while the building is under construction. If this is correct, it would represent a 3% annual return on an investment of \$160 million.

(e) Operating Costs/Revenues

Generally the Ward Report on the economic analysis of the

Multiplex projects a conservative estimate of PNE Multiplex operating revenue. It is estimated (page 1) that the PNE operating surplus will increase from \$1.29 million in 1977 to \$3.55 million in 1981 - 1982 in constant 1977 dollars. The estimate is felt to be conservative because it assumes no change in operating agreements with the soccer and football clubs and only a modest increase in revenue from the annual fair.

Nevertheless the report seems to have a number of omissions as follows:

1. Parking revenue, or other revenue, will be required to pay for costs of transit services and other elements of the transportation plan.
2. There is no provision made for payment to the City of rent, grants in lieu of taxes, or other levies.
3. The decline in PNE revenues during the three-year Multiplex construction period is not recorded.

As noted above the major omission is the absence of any provision for servicing the capital debt created by the Multiplex.

#### V. TRANSIT, TRAFFIC AND PARKING

This topic is covered by the report 'Traffic Access and Parking' by N.D. Lea and Associates Ltd., submitted with the material received September 26, 1978.

The report begins to outline a strategy for providing transportation to the proposed Multiplex but it could not be characterized as a very thorough analysis. We agree with some of the basic principles set out in the report, that is:

1. To provide more transit service;
2. To ensure that available off-street parking is used up before on-street parking is considered;
3. To improve traffic flow and pedestrian accessibility;
4. To manage transportation by administering it 'as completely as other aspects of the PNE' (page 58), including:
  - i) scheduling of events by crowd size so as to minimize large traffic concentrations;
  - ii) co-ordination of transit schedules and services;
  - iii) monitoring of parking availability;
  - iv) monitoring of traffic route conditions;
  - v) public information service on transportation.'

Overall, however, we feel that the report has serious deficiencies and is highly optimistic in stating that (page iv) 'the proposed Multiplex can handle the design attendance effectively with existing technology provided that the traffic management plan described in the report is introduced.'

Our main criticisms of the transportation proposals can be summarized as follows:

1. The report accepts a large number of cars (8,000+) parked on the surrounding residential streets whenever major crowds (60,000+) occur.

2. Large crowds are likely to occur four times as often once the Multiplex is completed, but this information is omitted from the report (see Appendix E.1).
3. The projections of future transit ridership on page 61 of the report projecting a future decline in the number of on-street parking for major events, are highly optimistic. If some of the assumptions are varied, the number of cars parking in the surrounding areas could easily be 13,000 or more rather than the 8,000 cars assumed by the consultant (see Appendix E.2).
4. The major omission of the Traffic Management Plan is the lack of any proposal to restrict on-street parking in surrounding areas. This is discussed in the report (page 53) but not pursued presumably because in the consultant's projections the streets are needed for parking whenever major crowds occur. We believe that both incentives to use PNE off-street parking spots and transit, and restrictions to prevent on-street parking are necessary.
5. The report does not include a map of the areas proposed to be used for on-street parking. A map has, therefore, been prepared (see Appendix E.3) which indicates:
  - The extent of on-street parking recorded for a medium-sized crowd of 38,000 on July 25, 1978.
  - The minimum areas needed to park 8,000 cars (solid line) and 13,000 cars (dotted line) on the surrounding streets, assuming that residents' cars could be parked off the street. These lines correspond roughly with a fast (4 mph) 10-minute and 15-minute walk to the Multiplex.

Council should note that about 20,000 people live within the 10-minute boundary area and about another 15,000 people within the 15-minute boundary area.

6. The Park 'N Ride proposals (page 44) are unlikely to be acceptable or effective. We suggest instead that four or five large sites be found, each capable of parking from 2,000 to 3,500 cars, in locations such as:
  - North Vancouver, the north end of the Second Narrows Bridge;
  - Burnaby, the Still Creek area east of Boundary Road or Brentwood Shopping Centre;
  - Vancouver, Vanterm parking, plus the Grandview and East False Creek Flats industrial areas.

Approximate costs for an effective Park 'N Ride system might include:

- \$23.8 million for 280 buses;
  - \$1 million for special traffic control;
  - Up to \$16 million for the purchase of Park 'N Ride sites (or equivalent annual lease costs).
7. It is unrealistic to suppose that crowds can be limited to 60,000 when the Multiplex opens in 1982 (see page 61), and that 1700 parking spaces can be added later to accommodate crowds of 72,000.

In theory the maximum attendance for PNE events could be legally controlled through an operating agreement which would make available attendance records to the City and would include enforcement and penalty provisions.

In practice, however, the pressures to market the Multiplex facilities to the maximum would produce crowds of over 72,000 from the start, and probably much larger (see Appendix E.1).

To be workable, all elements of the Transportation Plan should be in place and operating when the Multiplex opens.

Most of the proposals in the N.D. Lea report could be implemented immediately. Whether the Multiplex is built or not, the PNE should be requested to begin implementation of the strategies described in the report. Part of this work should include a survey of residents living within five blocks of the PNE to determine their opinions regarding the parking situation. It would be useful to know, for example, the proportion of residents who may welcome the chance of selling parking space to PNE visitors.

### Conclusion

The PNE Traffic Report provides a basis for discussion, but does not constitute an effective transportation plan. The biggest unresolved question is how to remove 8,000 to 13,000 cars from residential streets in surrounding areas a mile or more away. The problems presented by the Multiplex on the PNE site suggest a need to look at alternate sites. These sites might provide more transit accessibility with less disruption to existing residential areas.

## VI. ALTERNATIVE SITES FOR MULTIPLEX FACILITIES

The preceding discussion has illustrated that the existing PNE site has definite disadvantages in providing sufficient access for the large crowds involved. The site is not planned to be served by LRT, at least in the first phase, and is surrounded by mainly single family residential areas. The choice would seem to lie between either accepting that a very large number of people living in the City and in Burnaby within about a one-mile radius of the Multiplex will have their privacy invaded at least once a week throughout the year; or that a major extra cost will have to be added to purchase and run buses linking extensive outlying Park 'N Ride terminals to the Multiplex.

Ideally a rational process would be used to select a site which best combines the criteria of rapid transit service, bus transit, auto accessibility, and minimal disruption to residential areas. The interests of the various parties involved would be carefully recorded and costs and benefits assigned. With this approach the planning of rapid transit and the planning of major trip generators such as stadiums would be done together.

In the real world we now have a specific proposal for a site which will not be served by rapid transit and while a separate team studies rapid transit possibilities independently. Moreover, it is apparent that only the PNE site offers the potential for an early completion of a new stadium in Vancouver.

The location issue, therefore, becomes a question of timing and priorities.

If Council thinks that a new stadium is an important priority, as urged by the PNE President, then the choice is restricted to the PNE site, and ways will have to be found to make the development work.

However, if Council does not accept the need for undue hurry, and feels that there is sufficient concern raised by the problems in the neighbourhood, then the option exists to review alternative sites.

It should be noted that the question is not whether the PNE site can accommodate the Multiplex in some fashion rather, we simply do not know at this point whether there may be other sites which could serve the travel needs of the Multiplex at less cost both to the community and to the transportation system.

Based on a very preliminary examination, however, we believe that a case exists for a careful and objective cost/benefit study of the options.

We have reached this conclusion based on a very fast and superficial analysis of three possible sites. These are described in Appendix F.1. The sites are the PNE site, a downtown site on the north side of False Creek and a site in Central Park, Burnaby. No outer suburban sites were considered as they are not central to the regional population nor provide the potential for good transit access. Also, it has been assumed that the stadium and the exhibit areas cannot be divided and left in separate locations to provide reasonable operating feasibility. If a proper study were done, however, this assumption would need to be reviewed.

Major variables are the potential to serve each site with rapid transit and the amount of disruption caused to residential communities.

As noted in the N.D. Lea report, the problem is not medium-sized crowds of about 30,000 people, but large crowds of 60,000 people or more. In serving these large crowds light rapid transit could make a significant difference.

An example is the recent football game on October 9, 1978 in Edmonton between the B. C. Lions and the Edmonton Eskimos. It was reported that of the total crowd of 43,000, 23,000 arrived on the LRT line.

If a stadium were located where it was served from two directions by LRT, then, depending on headways, train length, and degree of crowding, it would be possible to carry up to 30,000 people per hour to or from the stadium.

With the present LRT routes that are being considered by the City/GVRD LRT study team, there appear to be only two locations capable of being fed from two directions, and where a reasonably sized site could be assembled:

1. Downtown. Assuming that the Arbutus line and the Burnaby line will be connected up in a loop through the Downtown if not in the first phase then at a later date.
2. Central Park. In this option, a compensating park area elsewhere would have to be made available. The site, however, has a similar problem to the PNE site as it is surrounded by existing residential areas.

#### A Third Option

There remains a third possibility which could be investigated to provide two-way LRT service to the present PNE site.

With this option the proposed LRT line approaching Vancouver from Burnaby could be routed north along Boundary to Hastings and then west to the Downtown (see Appendix F.1).

It is understood that further study of this option is precluded by the present terms of reference for the second phase of the LRT study. However, if Council wishes to encourage the development of a new stadium for Vancouver within the next few years, this LRT option might offer a way of providing a high level of transit service and yet significantly reduce the impact of parking and traffic problems in the surrounding residential areas.

However, it should be emphasized that this option has not been tested, even at a preliminary level -- it is simply an idea for further investigation.

#### Conclusion

It would clearly be desirable to relate the planning for a new stadium with the planning for an LRT system. At the same time

many people feel a sense of urgency to start building new stadium and exhibit facilities.

Studies either of other sites or of other LRT routings will take time and money. The PNE has estimated a one year's delay would result in increased construction costs of 10%. A study of other sites could result in delay by up to two or three years, not because of the time to do the study, which might take three months if a budget of \$20,000 to \$30,000 were available, but because the organization is not in place to build on an alternative site.

So unless Council is prepared to accept this delay there will be little point in doing the study.

However, a study of alternate LRT routings to serve the PNE site need not delay construction of the Multiplex as it could be concurrent with more detailed design work. However, it could set back the study program of the LRT study team by up to three months, as consulting work is about to begin on detailed engineering design for the B. C. Hydro right-of-way route to Burnaby and New Westminster.

The question of whether to study alternate sites for the Multiplex is therefore included in the recommendations at the end of this report.

#### VII. SITE PLANNING AND PHASING

This section discusses the overall long-term planning of the PNE grounds.

The temptation to immediately become immersed in architectural and design details is enormous when presented with a set of plans similar to those for the Multiplex. However, there may be the opportunity to avoid costly planning errors if this temptation is avoided. It should be remembered that one year ago the PNE through the consultant report Action '78 took a reasonably comprehensive view of their future operations. One of the main objectives then was to revitalize the annual fair with new buildings and a new sense of direction.

The current proposal is to build one building providing a stadium and exhibit areas.

The question must be asked then of what happened to the other ideas including the fair, what happened to the proposals for the overall development and improvement of the PNE grounds.

From the material submitted by the PNE with the Multiplex proposals, there is no evidence that any site planning or evaluation has been carried out. The relationship of this building to the overall site and its eventual development does not appear to have been part of the architect's terms of reference. There is no explanation as to why the stadium is located on Hastings Street or if alternatives have been looked at, why they have been rejected.

As with any development in the City of Vancouver, the Planning Department has a responsibility to ensure that development is phased in such a way that it will lead to a logical long-term development of the site to the benefit of the City and the region.

To illustrate the type of reasoning process we believe should be pursued prior to the detailed design stage, we have done a preliminary analysis of four different locations within the PNE grounds that the Multiplex might be located. The following criteria has been used:

1. Retain Fair in operation while stadium under construction.
2. Keep parking spaces while stadium under construction.
3. Keep Empire Stadium operating until Multiplex completed.



4. Race track area not to be altered.
5. Place stadium where it offers least possible visual obtrusion.
6. Put stadium to where it will reduce pressure on on-street parking in residential areas.
7. Locate stadium next to Coliseum/Agrodome for economies in transit, parking and common use of exhibit areas.
8. Separate transit from automobile traffic.
9. Select access points to streets which can best accept traffic:
  - (a) from a Traffic Engineering viewpoint;
  - (b) from a Land Use/Environmental viewpoint.
10. Maintain future options re Disneyland or other 'public' uses.
11. Be sensitive to links and compatibility with adjacent uses and areas.

Appendix G to this report describes how three alternate siting arrangements compare with the siting proposed. While this analysis is not conclusive, there would appear to be a case for looking both at a stadium site in the northeast corner of the PNE grounds or failing that to investigate varying the Multiplex around the current site but locating the stadium further north and allowing the public and exhibit areas to enjoy a southerly exposure.

#### Conclusions

For a major development such as the Multiplex, the City should be satisfied that the building is being constructed in the right place relative to future possibilities and the surrounding area. From the information submitted we are not satisfied that the building is located most effectively. Site analysis information indicating a logical thought process would need to be made available.

In the letter from the PNE General Manager received September 26, 1978, the PNE states that it is impossible to submit any specifics in connection with future developments. We accept this statement but would point out that it is not necessary to have specific future plans in mind in order to carry out a reasonable analysis of future options.

Leaving aside the larger issues of regional location and traffic and parking already discussed, the Director of Planning is unable to make a recommendation on the sitings proposed for the Multiplex based on the information submitted.

It follows from this that the Department would be unable to support approval of a rezoning application to amend the current CD-1 zoning on the basis of the information submitted. Further, we are unable to agree to the suggestion contained in the PNE letter that the PNE be permitted to redevelop the balance of its site outside the Multiplex proposal for some unspecified use at an unspecified future date. If the PNE is unable or unwilling to provide further details of its future development intentions, it would be necessary to include regulations or guidelines in the amended CD-1 By-law which would allow the City the opportunity of referring major development proposals to public hearing before decision.

This is consistent with Council's resolution of January 24, 1978:

'THAT the City advise the PNE Board an application to amend the Zoning By-law for the PNE grounds will be required to be submitted to a Public Hearing and approved by the City, prior to consideration



of Development Permit Application to implement any part of the proposals;

FURTHER THAT a community impact assessment will be required as part of the supporting documentation.'

#### VIII. PROCESS AND TIMING

Concerns have been raised in the meetings of the PNE Liaison Committee that the schedule desired by the PNE to start construction of the Multiplex in the fall of 1979 may not provide enough time for the expression of varying opinions. It would also make changes or adjustments difficult during the planning design phase.

Council is aware also that citizens in the local area have already formed an Ad Hoc Committee whose objective is to oppose the Multiplex plan. Undoubtedly there will be other viewpoints expressed once a formal rezoning application is filed by the PNE.

It will also take time to develop a workable transportation plan for the Multiplex including an operating agreement with the PNE to limit the size of crowds.

In view of these concerns, it would be helpful for Council to indicate if it wishes to vary its previous position that the PNE pursue its development proposal through the normal rezoning and development review procedures.

#### IX. CONCLUSIONS

A preliminary review of the material received from the PNE on September 26, 1978 suggests that there is considerable uncertainty over whether the transportation demands of the Multiplex can be accommodated on the PNE site without serious degradation of the neighbourhoods within one mile of the site.

Depending on the priority which Council assigns to this project, it could either initiate studies of alternate sites, or it could focus efforts on improving transit services, including LRT, to serve the present site.

Concern has also been noted regarding the apparent lack of site planning for the long term development of the PNE grounds.

Finally, the importance of allowing enough time to resolve issues during the planning stage has been stressed.

#### X. CONSIDERATION

In light of the above, the Director of Planning recommends that Council CONSIDER either:

Recommendation A - 1 to 5; or

Recommendation B - 1 and 2.

##### Recommendation A (Alternate Site Study)

1. THAT Council request the GVRD to participate in a study of alternate options for the location of a major regional stadium and exhibit facilities, with costs estimated at \$30,000 to be shared equally by the City and the GVRD.
2. THAT the Director of Planning, in consultation with the GVRD and the City Engineer, be instructed to hire a consultant to carry out the study and report back within four months.
3. THAT funds of \$15,000 be made available to cover the City's share of the costs with a further \$15,000 to be authorized should the GVRD decline to participate financially.

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4. THAT the City/GVRD LRT Study Team co-ordinate its work with the study of site options for stadium/exhibit facilities.
- . THAT the PNE be requested to give every assistance to the consultant to facilitate completion of the study.

Recommendation B (Existing PNE Site)

1. THAT Council accept the PNE site at Hastings and Renfrew as a basis for further planning of major stadium and exhibit facilities at this time.
2. THAT the City/GVRD LRT Study Team be requested to investigate alternative routings to provide direct LRT service to the proposed stadium and exhibit facilities at the PNE grounds.

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MANAGER'S REPORT

October 16, 1978

TO: Vancouver City Council  
SUBJECT: PNE Multiplex Proposal - Summary Report  
CLASSIFICATION: Consideration

The City Manager reports as follows:

The City Manager and officials of the PNE agreed at a meeting September 19th to request a Council decision on the suitability of the PNE site for a Multiplex facility. This is the major issue considered in this report. Accompanying reports from the City Engineer and Director of Planning address this question and provide additional background information on project economics and the development proposal on the PNE site. This report attempts to draw together the views in the two reports, and where appropriate, note the comments of the PNE President expressed in his letter of July 20, 1978, circulated by City Clerk.

ECONOMICS/PRIORITY

The Director of Planning has examined the overall priority and economic benefit from the project. In economic terms, the extra revenue generated by the Multiplex would not justify the capital investment involved, but there would be an increase in operating surplus of about \$2 million per year. The Director of Planning notes the absence of some key data in the material presented. Priority of the Multiplex project relative to others requiring major capital investment, with senior government support, such as LRT or a Convention Center, is raised as a question for Council's consideration.

SITE PLANNING AND PHASING

The Director of Planning notes that he has not been provided with information explaining and justifying the proposed siting within the PNE grounds. He examines three alternative sites within the PNE, but comments that he is unable on the information supplied to recommend on the preferred location of the Multiplex building within the PNE grounds.

RAPID TRANSIT

The Director of Planning discusses the desirability of planning major facilities such as the Multiplex together with LRT. The City Engineer makes no reference to LRT in his report; he advises that while it would be desirable to have LRT access to the Multiplex, this is not practical at the PNE. GVRD staff confirm that previous studies have found that providing LRT access to the PNE site is impractical, and the LRT studies should not be amended to respond to the Multiplex proposal.

TRAFFIC IMPACT - PNE SITE

Both the Director of Planning and City Engineer point out that the proposal for dealing with traffic at the PNE site assumes continuation of at least the present level of on street parking, which is considered unacceptable. In addition, the reports note that major activities will be much more frequent, and that some of the proposals such as Park and Ride may be impractical or expensive as proposed.

Though they differ on the suitability of the PNE location, both the Director of Planning and City Engineer believe the PNE Traffic report provides a basis for initial discussion, if the facility is located on the PNE grounds. Both departments believe that the proposed traffic management plan would need significant improvement to deal with traffic impacts adequately.

ALTERNATE LOCATIONS

Both the City Engineer and Director of Planning note that regional accessibility is a key factor in evaluating location, and the downtown (north side of False Creek) is a possible alternate. The City Engineer advises that a False Creek site would be unsuitable because:

- 1) Access to the downtown is presently congested and stadium facilities would 'usurp' this access, creating major congestion problems and economic impacts.
- 2) Access into False Creek is presently very limited.
- 3) There is no hope of providing 7000 available parking spaces within walking distance of False Creek as now provided within the PNE site.

The City Engineer also notes that the cost of obtaining a site elsewhere in the region of suitable size would be prohibitive.

The Director of Planning believes there is a case for taking time to consider an alternative location -- for example, in the downtown -- when the possibility of linking up with rapid transit and existing bus systems and reducing neighbourhood impact are considered. However, he notes that it would take two - three years to put a suitable organization in place to build on an alternative site if it was found to be preferable. The PNE is, therefore, the only place available for an early start on the project.

The following table developed by Planning and Engineering provides a preliminary comparison of a downtown and PNE site.

NOTE: The following list of issues is not comprehensive nor does it consider the relative importance of each issue.

ISSUES	SITE 1 PNE Site			SITE 2 Downtown		
	Pos.	Neut.	Neg.	Pos.	Neut.	Neg.
LRT Accessibility			X	X		
Residential Impacts			X	X		
Land Costs	X					X
Short Term Feasibility	X					X
Impacts on the PNE	X					X
Impacts on Downtown		X			?a	
Street Accessibility	X				?b	
Transit Accessibility		X		X		
TOTALS	4	2	2	3	??	3

a The Director of Planning considers that if the Multiplex were downtown there could be positive overall impacts on downtown, including benefits to the hotel and tourist industry and also to the redevelopment of east False Creek.

The City Engineer considers that the Multiplex would compete with existing limited downtown access and parking, particularly in False Creek, which could result in severe economic problems for downtown business and retail activity.

b The City Engineer considers that combined Multiplex and downtown traffic generated would exceed available street capacity resulting in severe congestion problems.

The Director of Planning considers that the superior transit and LRT accessibility of a downtown Multiplex could lessen the need for street and parking facilities.

In this context, the role of the Multiplex in PNE activities should be noted, as outlined in the PNE President's letter. In his view, relocation could only involve the stadium component of the Multiplex, due to the terms of reference of the PNE and the interaction between the Multiplex and other PNE facilities. The economics of operating a separate stadium are poorer, and a sponsoring agency and sources of capital and operating funding for an alternate site could be an issue.

CONSIDERATION

The PNE Board is asking Council to decide whether the PNE site is a suitable location for the Multiplex facility. The City Engineer has concluded that the PNE is an appropriate location for the Multiplex facility. The Director of Planning believes there are grounds for study of alternative locations, although he notes that if an early start on the project is important, the only feasible location is the PNE grounds.

The City Manager submits Alternatives A and B below for the CONSIDERATION of Council. Council in considering these options should note:

- a) GVRD staff have indicated they would participate in a study if Council selects A.
- b) The City Engineer does not agree with recommendation B-2 for the reasons stated previously.
- c) The Director of Planning and City Engineer agree that significant improvements in the traffic management scheme are required if Council adopts B.
- d) Council's position by resolution is that the PNE should submit a rezoning application for their development, and your officials believe this is the appropriate mechanism for dealing with the questions raised in these reports, if Council selects B.

Alternative A:

- 1. That Council request the GVRD to participate in a study of alternate options for the location of a major regional stadium and exhibit facilities, with costs estimated at \$30,000 to be shared equally by the City and the GVRD.
- 2. That the Director of Planning, in consultation with the GVRD and the City Engineer, be instructed to hire a consultant to carry out the study and report back within four months.
- 3. That funds of \$15,000 be made available to cover the City's share of the costs with a further \$15,000 to be authorized should the GVRD decline to participate financially.
- 4. That the City/GVRD LRT Study Team coordinate its work with the study of site options for stadium/exhibit facilities.
- 5. That the PNE be requested to give every assistance to the consultant to facilitate completion of the study.

Alternative B:

- 1. That Council accept the PNE site at Hastings and Renfrew as a basis for further planning of major stadium and exhibit facilities at this time.
- 2. That the City/GVRD LRT Study Team be requested to investigate alternative routings to provide direct LRT service to the proposed stadium and exhibit facilities at the PNE grounds.

FOR COUNCIL ACTION SEE PAGE(S) 207

## BUILDING AND PLANNING MATTERS

RECOMMENDATION1. Strata Title Application - Conversion 3177-3181 Point Grey Road

The Director of Planning reports as follows:

"An application has been received from R.W. Butt, J.A. Yuill and R.W. Clasby, (joint owners and occupants) to convert a two-storey with basement, wood-frame apartment building at 3177-3181 Point Grey Road, Lot 'A', Block 4, D. L. 540, Plan 16846, Lot size 50.5 x 139', to Strata Title Ownership. The zoning is RS-2, One-family dwelling district.

See Appendix "A" for Site Plan.

The applicants have submitted the following information:

1. Building Plans showing proposed strata lots and common facilities.
2. Letter of application.
3. Building Inspection report from John Keith-King, Architects, dated July 12, 1978 (See Appendix "B").

City records indicate that this building was originally erected in 1923 as a five (5) suite apartment building and was recently converted into three (3) dwelling units, one on each floor.

Further to the condition of this building, the Acting Director of Permits and Licenses reports as follows:

"The above building was recently converted from five (5) dwelling units into three (3) dwellings units under Development Permit No. 78314 and Building Permit No. B86971. A Certificate of Occupancy was issued for the three (3) dwelling units on June 6, 1978.

Because of the recent work, it is not felt that further inspections are necessary. This Department is satisfied that the building substantially complies with all relevant City By-laws."

Further to the occupancy of this building, the Director of Social Planning reports as follows:

"The three strata owners support this application for conversion to strata title. I therefore have no objections to the application."

Since this three (3) suite apartment building is presently occupied by the registered owners and there are no renters involved, the Director of Planning with the concurrence of the Acting Director of Permits and Licenses and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the residential premises at 3177-3181 Point Grey Road to Strata Title Ownership, i.e. three strata lots and the Approving Officer is hereby authorised to sign the required strata plans."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Manager's Report, October 13, 1978 . . . . . (BUILDING: A-4 - 2)

## 2. Champlain Heights - Energy Conservation Project

The Champlain Heights Project Manager reports as follows:

"July 25th 1978 Council passed the following motions when dealing with the above noted topic:

- A. That the Housing and Urban Development Association of Canada together with three builders be selected as the developer/builder for the residential energy conservation demonstration project in Enclave 2, Champlain Heights.
- B. That the Project Manager proceed to conclude the lease arrangements in the normal fashion.

The purpose of this report is to outline progress to date and to obtain Council approval for technical changes to the project format. These fall into two general categories;

- 1. Corporate structure and participation
- 2. Financing and subdivision

1. Corporate structure and participation: Council approved a structure comprising three individual development companies under the general sponsorship of the Housing and Urban Development Association of Canada. Following subsequent meetings the builders, the sponsor and the Champlain Heights Development Group are of the opinion that it would be more effective if only one "company" were involved. As a result, the builders have agreed to form a separate company to be known as the Fore Development Co. Ltd. This change will enable the project to proceed in a more direct and unified fashion and is viewed as a benefit by all concerned.

In addition to forming a single company, the builders asked the HUDAC sponsor, Mr. R. McKenzie, to participate in the Company. Mr. McKenzie has had experience in the housing market through his own company, Resco Holdings Ltd., and has agreed to this proposal. As a result Mr. McKenzie will continue to act as the liaison with HUDAC but as well he will be involved in an equity position with the project. Again this change should strengthen the project.

In summary therefore, it is requested that Council approve changes permitting the three companies, United Properties Ltd., Concost Consultants Ltd. and Van Bourne Homes Ltd. to add Mr. R. McKenzie to the project in an equity position and to form a separate company to be known as the Fore Development Co. Ltd., and to enter into a 99 year prepaid ground lease for development of an energy conservation project on Enclave 2, Champlain Heights.

2. Financing and subdivision: The City proposal call stated that subdivision of the site into three separate parcels would be permitted. The builders have requested that the City approve subdivision of the site into two parcels rather than three, to permit phasing of the development. The proposal call stated that options would be available on the second and third parcels for a period of 9 months and 15 months respectively from the date of the lease. The Company agrees to a single 9 month option on the second parcel. As the project is a demonstration project and some financial risks are involved, the Project Manager considers subdivision and options a reasonable approach. This will provide the builders with some flexibility and reduce the carrying costs on the land. Appendix I contains an outline of the option and payment schedule for this project.

A cheque for 5% of the prepaid ground rent on the first parcel (\$27,495) has been received from the Company and will be deposited if Council adopts the recommendations contained in this report.

In view of the foregoing, the Project Manager recommends:

- A. THAT the Fore Development Co. Ltd. be approved as the lessee for purposes of constructing the 94 unit energy conservation project on Enclave 2, Champlain Heights.

Manager's Report, October 13, 1978 . . . . . (BUILDING: A-4 - 3)

Clause 2 continued

- B. THAT authority to subdivide Lot 11, Block A, District Lot 335, Group I, New Westminster District Plan 16639 into two roughly equal parcels be approved.
- C. THAT the payment schedule attached as Appendix I should be adopted.
- D. THAT the Director of Legal Services be instructed to prepare the necessary documents to complete this transaction in the normal fashion.

The City Manager RECOMMENDS that the recommendations of the Project Manager be approved.

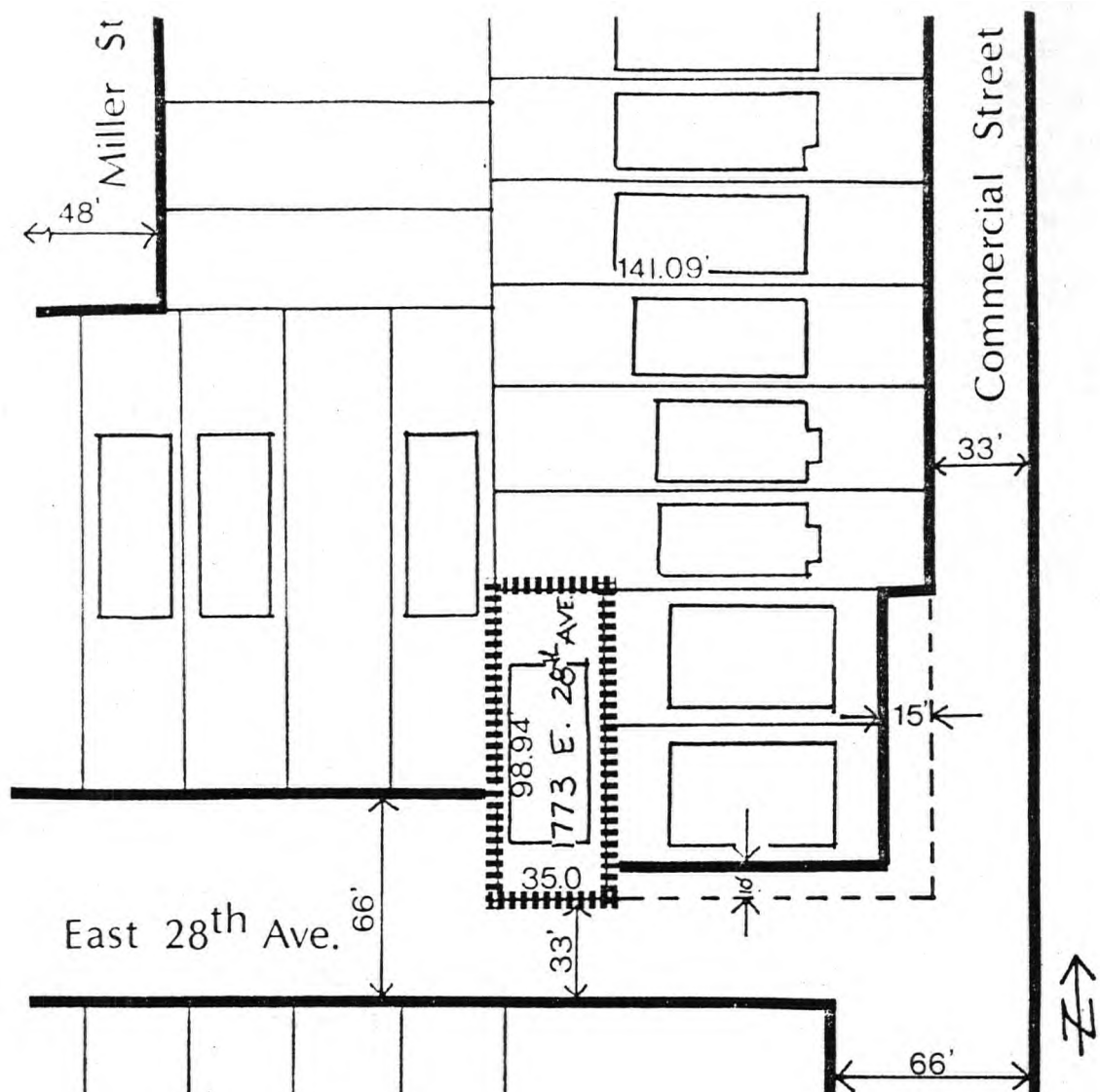
3. Kensington N.I.P. - Street Widening

The City Engineer and Director of Planning report as follows:

"On April 4, 1978, City Council approved a recommendation in the covering report to the Kensington N.I.P. Concept Plan instructing the Director of Planning and the City Engineer to report back within approximately two months on the specifics and implications of compensation for street widening within the Kensington area.

After review of the specific situations of substandard rights-of-way in Kensington, the Director of Planning and City Engineer advise that one situation should be dealt with at this time, while the remainder are not a priority and can await owner dedication.

An unusual situation exists on East 28th Avenue, immediately west of Commercial Street which is the situation which has the highest priority.





Clause 3 continued

The existing street allowance is 66 feet except at the east end of the block where the street allowance is reduced to 33 feet opposite 1773 East 28th Avenue. The property owners on the block have indicated that they wish to file a local improvement petition (on file in City Clerk's Office) but the City Engineer advises that the minimum street allowance necessary for street improvement is 43 feet. Therefore, the City would need to obtain the front 10 feet of the property at 1773 East 28th Avenue.

The City Engineer advises that there would be four methods of obtaining property to standardize street widths, thereby allowing residents to take advantage of local improvement petition procedures:

1. The owner could dedicate the property in the City;
2. The City could purchase the property using the City Engineer's budget;
3. The City could purchase the property and add the cost to the property owners' share of the local improvements;
4. The N.I.P. could purchase the property.

The owner of 1773 East 28th Avenue chooses not to dedicate 10 feet of his property and the City Engineer advises that such an acquisition, using the Streets Capital Budget, is not a priority and might set a precedent for other such acquisitions. Therefore the Director of Planning and the Kensington Citizens' N.I.P. Planning Committee recommend purchasing the property with N.I.P. funds in order that the local residents can proceed with a local improvement petition.

The Kensington N.I.P. budget did not anticipate an expenditure of this nature, which is classed as a municipal service. The sharing formula for this item would require a 62.5% City share instead of the usual 25%. This would require additional City funds from the Unallocated City N.I.P. funds account. Negotiations with the property owner have resulted in an agreement for sale of \$2,800. The amount of unallocated City N.I.P. funds would be the difference between 62.5% and 25% which, applied to \$2,800, is \$1,050.00. (Account #532/7901)

C.M.H.C. and the Province of British Columbia have been advised and concur with the proposed expenditure.

The City Engineer and the Director of Planning recommend

"THAT the Supervisor of Properties be instructed to purchase the south 10 feet of the property at 1773 East 28th in order that curbing and paving can proceed after a local improvement petition is received with sufficient signatures and approved.

The costs will be shared as follows:

City - 62.5%		
Unallocated NIP Funds -	\$1,050.00	
Kensington NIP -	<u>700.00</u>	\$1,750.00
Province of B. C. - 12.5%		\$ 350.00
Federal - 25%		<u>\$ 700.00</u>
		<u>\$2,800.00"</u>
		=====

The City Manager RECOMMENDS that the recommendation of the Director of Planning and the City Engineer be approved.

Manager's Report, October 13, 1978 . . . . . (BUILDING: A-4 - 5)

4. Street Names - Private Roads Within Enclave 19 - Champlain Heights

The Director of Planning in his capacity as Chairman of the Street Naming Committee reports as follows:

"The following names for the private roads within Enclave 19 - Champlain Heights were suggested by Mr. W. Casson, Greater Vancouver Housing Corporation, developers of the site:

Cresswell Court  
Beadnell Court  
Kielder Court  
Bywell Court  
Blaydon Court  
Beamish Court  
Cragside Court  
Dunelm Walk  
Northumberland Mews

The Committee deleted "Cragside Court" and suggested "Belsay Court". The developer indicated he would prefer "Cleadon Court".

Recommendations:

- A. That the following names of private roads within Enclave 19 in Champlain Heights be approved:

Cresswell Court  
Beadnell Court  
Kielder Court  
Bywell Court  
Blaydon Court  
Beamish Court  
Cleadon Court  
Dunelm Avenue  
Northumberland Avenue

- B. That the City Engineer be requested to amend the Street Name Map accordingly."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

5. Kiwassa N.I.P. - Seymour School

The Director of Planning reports as follows:

"On April 14, 1978 City Council approved the Kiwassa Neighbourhood Improvement Program Concept Plan. One of the high priority items included in the Concept Plan was an improved playground facility at Seymour School.

At present the play facilities at Seymour School consist of a boulder dust playing field with soccer goals and baseball backstops and an asphalt play area round the school building. There are no active or passive recreation play structures. Except for a small play structure at Kiwassa Neighbourhood House, and the extremely limited facilities on the school grounds, there are no playground facilities in the Kiwassa neighbourhood.

In the spring of 1978 a questionnaire was distributed to the teachers and students at Seymour School, the parents and N.I.P. Committee members to find out what types of facilities were desired. The information received from the completed questionnaires was then used by the Playground Sub-Committee and the N.I.P. Committee to develop a concept plan for development of a creative play area on the Seymour School grounds (attached as Appendix I). The N.I.P. Co-ordinator then prepared detailed plans for the play structure based on the concept plan.

Manager's Report, October 13, 1978 . . . . . (BUILDING: A-4 - 6)

Clause 5 continued

On September 1, 1978 the N.I.P. Co-ordinator was informed that a Canada Works proposal to hire three workers to construct the playground had been approved to begin on October 15 and to last for four months. The School Board will be responsible for the site preparation and alterations to goal post locations, fences, etc. The Canada Works crew will do the actual construction of the playground structures.

The estimated cost for this project (attached in detail as Appendix II) is \$25,330. This includes the full cost of the work to be carried out by the School Board, and the materials needed for the structures. The labour costs will be paid for by Canada Works.

In the Kiwassa N.I.P. Concept Plan, \$30,000 was tentatively earmarked for this project. The Kiwassa N.I.P. Committee is therefore recommending the allocation of the required \$25,330 for this project from the Kiwassa N.I.P. budgets. C.M.H.C. and the Provincial Department of Municipal Affairs and Housing concur with this expenditure.

The Director of Planning therefore recommends that City Council approve the appropriation of up to \$25,330 from Kiwassa N.I.P. Social/Recreational Budget Account 891/8724 to be used to construct playground facilities at Seymour School (as shown on the attached Appendix I). This amount to be cost shared as follows: City - \$6,332.50; Province - \$6,332.50; Federal - \$12,665.00."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

6. Strata Title Application - Conversion 3563 Oak Street

The Director of Planning reports as follows:

"An application has been received from Milan Jakubec, 4152 Fraser Street, (owner) to convert a two-storey with basement, wood-frame apartment building erected in 1927, at 3563 Oak Street, Lot 3, Block 63, D.L. 526, Plan 4502, Lot size 66 x 120', into eight strata lots. This building is presently unoccupied. Zoning is RM - 3A Multiple Dwelling District.

See Appendix 'A' for site plan.

The applicant has submitted the following information:

1. Letter of application.
2. Detailed plans of the renovated building.
3. Written declaration on condition of building from W.A. Walrond & Associates, Structural Engineers. (See Appendix 'B').

Further to the condition of the building, the Acting Director of Permits and Licenses reports as follows:-

"This building is vacant and renovations are nearing completion under Building Permit #B88831 and Plumbing Permit P5362.

Inspections by Building, Plumbing, Electrical and Fire Warden were done August 11, 1978. All inspectors report that when the work under permits is completed and Occupancy Certificate issued, the building will comply with relative by-laws and will be suitable for Strata Title Conversion."

Further to the occupancy of the building the Director of Social Planning reports as follows:

"As there are no tenant complaints on record at the office of the Rentalsman, I have no objections to this application."

Manager's Report, October 13, 1978 . . . . . (BUILDING: A-4 - 7)

Clause 6 continued

Land Registry Office records indicate that this building was purchased by the present owner on March 6, 1978 and his letter of application states that the premises were vacant at the time of purchase and for approximately one year prior to purchase.

Since this is an empty building, newly renovated to City By-law standards, the Director of Planning with the concurrence of the Director of Social Planning and Acting Director of Permits and Licenses recommends that:

"This Application be approved, thereby permitting the conversion of the residential premises at 3563 Oak Street to Strata Title Ownership, i.e. eight (8) strata lots and the Approving Officer is hereby authorised to sign the required strata plans."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 200

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MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (FINANCE: A7-1)

FINANCE MATTERSCONSIDERATION:

1. Grants in lieu of Vancouver City, B.C. Assessment Authority, School District, Hospital District, Municipal Finance Authority and Greater Vancouver Regional District tax levies

The Director of Finance reports as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Area Assessor for Vancouver under the B.C. Assessment Authority has either made the property exempt for 1978 or certified it will be shown as exempt on the 1979 Assessment Roll in accordance with Charter provisions, and the Director of Legal Services has confirmed the charitable organization qualifies for this exemption under Section 396-C(i) of the Vancouver Charter.

These requests for grants in lieu of taxes for the period from the date the organization became the registered owner to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in two sections.

A. Religious Organization

<u>Vancouver Christian Assembly Association</u>	\$ 189.44
1659 East 10th Avenue.	
Church building - property used as church for a number of years but not previously registered in the name of the religious organization.	
Property in use from November, 1975.	
Registered to religious organization on October 14, 1977.	
Grant to cover taxes for period from October 14, 1977 to December 31, 1977 (This property was made exempt for 1978 by the Court of Revision).	

B. Charitable Organization

<u>Lower Mainland Society for Rehabilitation Residences for Young Adults</u>	2,791.62
1906 West 15th Avenue.	
Home care and supervision for psychiatric young adults.	
Property registered to the Society January 10, 1977.	
Grant to cover taxes for period from January 10, 1977 to December 31, 1978.	

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to \$2,981.06 in total are submitted for Council consideration."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (FINANCE: A7-2)

RECOMMENDATION:

2. Health Services for Jericho Hill School

The Medical Health Officer reports as follows:

"The Health Department of the City of Vancouver has been asked by the Ministry of Education to provide health services for the Jericho Hill School, and has negotiated an agreement with the Ministry. The Jericho Hill School is currently serving deaf children but is in a transition period as many of these children are being brought back into the "mainstream" of the school system. The agreement with the Ministry of Health therefore provides for sessionally paid staff and for temporary positions that will be terminated at the end of June 1979.

The agreement provides funding for \$156,382.00 and our estimated expenditures, including fringe benefits, are as follows:

1. Medical Health Officer - 75 sessions	\$10,500.00
2. Medical Consultant - 20 sessions	2,800.00
3. Psychiatrist - 40 sessions	5,600.00
4. Community Health Nurse I for nine months	15,063.66
5. Psychologist II for nine months	16,896.49
6. Psychologist II half-time for nine months	8,448.24
7. Speech Pathologist for nine months	14,773.26
8. Physiotherapist for nine months	14,138.28
9. Nutritionist I for 50 sessions	2,050.00
10. Social Work Consultant for nine months	16,182.13
11. Dental Hygienist - 150 sessions	5,400.00
12. Dental Assistant - 150 sessions	3,600.00
13. Health Aide Interpreter for nine months	11,330.47
14. Clerk Typist II for nine months	<u>8,453.20</u>
TOTAL	\$135,235.73
2% Administration Charge	<u>2,704.72</u>
	\$137,940.45
Allowance for 1979 increases	<u>8,992.40</u>
	\$146,932.85
Support Costs for Medical Dental Supplies, Transportation	<u>10,150.00</u>
	\$157,082.85
Less Recoveries	<u>21,278.00</u>
	\$135,804.85
10% Administration and overhead	<u>13,580.49</u>
	\$149,385.34

MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (FINANCE: A7-3)

Clause #2 continued:

The Agreement with the Ministry of Education does not contain the 10% Administration and Overhead Charge that is included in our estimates. However, an addendum to the contract providing for the 10% charge has been prepared by Ministry staff and should be approved in the near future.

Approval of this agreement involves abolishing two positions presently allocated to Jericho Hill School:

1. Community Health Nurse I, duration 10 months, presently vacant.
2. Clerk Typist II, duration 10 months, incumbent to take temporary Clerk Typist II position.

The Medical Health Officer recommends:

1. That the Agreement between the Ministry of Education and the City of Vancouver be approved contingent on the acceptance by the Ministry of a 10% charge for Administration and Overhead.
2. That the two 10-months' positions presently allocated to Jericho Hill School be abolished."

The City Manager RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved, subject to approval by the Ministry of the addendum to include a 10% administration charge to be paid by the Province.

FOR COUNCIL ACTION SEE PAGE(S) 200-201  
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MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Lease of Larwill Park (Bus Depot)  
to B.C. Hydro and Power Authority

The Supervisor of Properties as follows:

"City-owned Block 48, D.L. 541, known as Larwill Park was leased to B.C. Hydro until December 31, 1978 with an option to renew for a further ten years. B.C. Hydro exercised this option and on August 15, 1978 Council approved a rental of \$354,145.40 per annum plus taxes for the period January 1, 1979 to December 31, 1983. This lease contains a six month notice of cancellation clause exercisable by B.C. Hydro and also has a clause requiring them to demolish the buildings and turn over a vacant site in the event of a cancellation.

B.C. Hydro has now notified the City that they have been ordered to divest themselves of any commitments associated with transit by March 31, 1979. In the case of the bus depot the simple solution would be to ask the City to Assign the lease to Pacific Stage Lines but Pacific Stage Lines are not prepared to accept this commitment without studying the lease and its possible ramifications.

The six month Notice of Cancellation and the divesting date of March 31, 1979 put B.C. Hydro in a time bind.

B.C. Hydro has now requested that the City grant them the right of three months Notice of Cancellation of the lease for the period of October 1, 1978 to December 31, 1978. If no action is taken during this period it would then revert to the requirement of six months Notice for Cancellation. This action will give Pacific Stage Lines the opportunity to study the lease and examine the ramification and costs associated with the operation of the bus terminal.

It is therefore recommended that the City grant B.C. Hydro's request and waive the six month Notice of Cancellation and substitute three months Notice of Cancellation during the period October 1, 1978 to December 31, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Consent to Sub-Leases - East side of Main Street  
between Industrial and Terminal Avenues

The Supervisor of Properties reports as follows:

"In 1971 unimproved properties, Lots 4 - 9 incl., Block 3, D.L. 200A and 2037 and Lots 10 - 22, Block A2, D.L. 2037 located on the East side of Main Street between Industrial and Terminal Avenues (Rental Account Number 7949), were advertised for tender and by resolution of Council dated April 27, 1971 the property was leased to Evans and Gillespie for the period June 1, 1971 to December 31, 1988. Subsequently the land was assigned to Beedie Construction



MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (PROPERTIES: A9 - 2)

Clause No. 2 cont'd:

Company Limited (now Kebet Holdings Limited). Present rental is \$18,000.00 per annum plus taxes (gross \$42,058.00), subject to five year rental reviews. The property was purchased for street widening purposes and is zoned M-1, Light Industrial, and measures approximately 38,343 square feet.

There are several buildings located on the site which were constructed by the Lessee. These buildings and improvements revert to the City at the end of the Lease.

A letter has been received from the Solicitors for Kebet Holdings Limited for approval to sub-lease portions of the above premises to:

Cloverdale Paint and Chemicals Limited  
Intercontinental Wholesale Auto-Brokers Limited  
The Original Dutch Pannekoek House Limited  
Kejac's Steak Pit

It is recommended that the foregoing request of Kebet Holdings Limited to sub-lease portions of the above property be approved, subject to the documents being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Public Safety Building Coffee Shop Lease  
312 Main Street

The Supervisor of Properties reports as follows:

"On February 8, 1977, Council recommended that this lease be renewed for a period of one year 'plus one year option to renew by mutual agreement'. On March 8, 1977, because of renovations required to the coffee shop which were to be carried out at the tenant's expense, Council approved the lessee's request for a definite two year term.

The Public Safety Building has recently undergone extensive upgrading and modification as a result of which the coffee shop was compelled to cease operations. From December 1, 1977 to this date, it remains closed.

The Properties Office is in receipt of a letter from the lessee, dated September 15, 1978, which states that she now wishes to cancel the lease effective immediately.

Inspector J.T. Bisset of the Police Department Users Committee states that the department is receptive to the cancellation because there is no longer a requirement for this facility at this time.

In view of the circumstances, it is recommended that the lease be cancelled effective immediately."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

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MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (PROPERTIES: A9 - 3)

4. Crown Grant of Land to be Established for Road Purposes - False Creek

The Supervisor of Properties reports as follows:

"In the development of False Creek a portion of Provincial land was required for road purposes. The City has received a Crown Grant for Block 'A' District Lot 3603, Plan 16952 with the restriction that the lot be used for road purposes only. This roadway is to serve the commercial and liveaboard area.

As the lot has not been formally established for road purposes by the City, in keeping with the intent of the Crown Grant, it is:

Recommended that Block A of Lot 3603, Plan 16952, be established for road purposes and that the formal resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Offer to Purchase - 2 Lots Situated S/S of 2900 Block Venables

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered favourable to the City and is hereby recommended for acceptance.

Lot 18 and 19, Block 2, N.W.¼ Section 24 THSL, Plan 367

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>CONDITIONS</u>
Bawn Holdings Limited	33'X146' each	\$32,800	Subject to a bulkhead agreement as lots are below lane level."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

6. Vancouver Art Gallery Site

The Supervisor of Properties reports as follows:

"At its meeting of May 31, 1977, Council passed the following resolution:

'That Council approve in principle, the designation of \$2.616 million from the sale of Block 71 and the future proceeds from the sale of the present Art Gallery to the renovation of the Court House for the Art Gallery, subject to a renovation plan and budget being developed to the satisfaction of the City and any remaining needed funding being secured by the Art Gallery.'

To prepare the property for possible sale, it will be necessary to clear the titles of certain restrictions.

MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (PROPERTIES: A9 - 4)

Clause No. 6 cont'd:

The Art Gallery site is composed of Lot 16, W $\frac{1}{2}$  of Lot 17, E $\frac{1}{2}$  of Lot 17, and W $\frac{1}{2}$  of Lot 18, Block 17, D.L. 185, Plan 92. A search of the Land Registry records reveals that the certificates of title for Lots 16, W $\frac{1}{2}$  of Lot 17, E $\frac{1}{2}$  of Lot 17 show a designation of either 'For Art Gallery Purposes' or 'For Civic Purposes'. The W $\frac{1}{2}$  of Lot 18 has no restriction. The Law Department have advised that the designation on the title for Lot 16 can be removed by an application to the Land Registry Office and that the designation on the E $\frac{1}{2}$  of Lot 17 can best be removed when the site is no longer used for Art Gallery purposes.

This report deals specifically with the W $\frac{1}{2}$  of Lot 17.

The deed conveying the W $\frac{1}{2}$  of Lot 17 to the City of Vancouver contains no reference to the use of the site. However, attached to the deed is a copy of the Resolution of Council of May 21, 1946 which reads as follows:

"That the City purchase from Toronto General Trusts Corporation, for Art Gallery purposes the West Half ( $\frac{1}{2}$ ) of Lot Seventeen (17), Block Seventeen (17), District Lot One Hundred and Eighty-five (185) known as 1133 Georgia Street West, City of Vancouver, at an agreed price of \$10,000.00 cash and that the transaction be completed on behalf of the City by the City Solicitor; and that the financial arrangements in connection therewith be left in the hands of Ald. Bennett and the City Comptroller, with power to act. - CARRIED."

In order to be in a position to remove the designation 'For Civic Purposes' from the title, the Supervisor of Properties recommends that the resolution of May 21, 1946, headed 'Purchase of property for Art Gallery purposes:' be amended to read as follows:

'Purchase of Property:

Moved and seconded,

THAT the City purchase from Toronto General Trusts Corporation, the West Half ( $\frac{1}{2}$ ) of Lot Seventeen (17), Block Seventeen (17), District Lot One hundred and Eighty-Five (185) (known as 1133 Georgia Street West) City of Vancouver, at an agreed price of \$10,000.00 cash and that the transaction be completed on behalf of the City by the City Solicitor; and that the financial arrangements in connection therewith be left in the hands of Ald. Bennett and the City Comptroller, with power to act. - CARRIED.' "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Lease arrangements and purchase of furniture and equipment, Barclay Manor, 1433 and 1447 Barclay Street

The Supervisor of Properties reports as follows:

"The two properties, 1433 Barclay Street (Lot 18, Block 45, District Lot 185) and 1447 Barclay Street (Lot 17, Block 45, District Lot 185), were purchased for Park Site #19 (West End) in 1967 and 1970 respectively.

MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (PROPERTIES: A9 - 5)

Clause No. 7 cont'd:

This total site 132' x 131' is improved with two large conversions linked by an enclosed passageway and is operated as a board and room residence known as Barclay Manor, for 73 persons.

The operator, Mr. Colin Butt, has been leasing these premises on a month-to-month basis since acquisition by the City. However, he wishes to retire and has given notice that he will cancel his lease with the City on September 30, 1978.

It is noted that Mr. Butt is the owner of all furniture and kitchen equipment in Barclay Manor and he is prepared to sell the furniture and equipment to the City for \$9,000.00 if the City wishes to continue the operation.

A new lessee, Harrow Enterprises Ltd., is prepared to lease these premises commencing October 1, 1978, on the following terms and conditions:

- (a) Lease term - Two years from October 1, 1978 with vacant possession to be given to the City at the end of the lease term.
- (b) Rental to be \$1,700 per month, including property taxes, for the first six months. Rental to be reviewed for the remaining eighteen month period.
- (c) Lessee to be responsible for the payment of all utilities.
- (d) Lessee to be responsible for all repairs and maintenance to both buildings, except the roof replacement and structural repairs. Land and buildings to be maintained to the satisfaction of the Supervisor of Properties on the condition that the lease will be summarily cancelled if this condition is not met.

It is noted that the Superintendent of Parks is in agreement with these arrangements.

The Director of Planning comments that as Barclay Manor presently meets the needs of a certain segment of the West End population, and as Parks Board staff advise that this block is not likely to be developed until at least 1981, the Director of Planning favours continuation of operation of this facility as described under A and B.

Since the proposal is financially advantageous to the City, the Supervisor of Properties recommends it be approved on the following basis:

- A. Purchase furniture and equipment, according to inventory, at 1433 and 1447 Barclay Street for the sum of \$9,000 chargeable to account code 9407/162 (Sundry Rentals Disbursements) with documentation to be to the satisfaction of the Director of Legal Services.
- B. Lease 1433 and 1447 Barclay Street, legally described as Lots 17 and 18, Block 45, D.L. 185, Plan 92 to Harrow Enterprises Ltd., under terms and conditions described in this report with a lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS the approval of the foregoing report of the Supervisor of Properties.

MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (PROPERTIES: A9 - 6)

8. Champlain Heights - Enclave 17

The Champlain Heights Project Manager reports as follows:

July 25, 1978 Vancouver City Council approved the following motions when dealing with the above-noted item:

- A. THAT Council authorize the Project Manager, appropriate City staff and representatives from the "B.C. Innovative Housing Society" to establish a fair market value for Enclave 17 - Champlain Heights based on a 42 unit strata-title development on a 99 year prepaid ground lease, fair market value to be determined by an independent appraisal and
- B. THAT the Project Manager and City staff report back to Council on concluding the above noted negotiations for ratification of the lease value.

The Project Manager received a 'letter of opinion' from the market consultant G. Oikawa (Realesearch Ltd.) indicating fair market value for a 42 unit strata title townhouse type of development was \$11,500 per unit (\$483,000 for the 4.16 acre site) based on a 99 year prepaid ground lease.

This value was agreed to by the Director of Finance and a letter was then sent to the co-ordinators of the project requesting that they enter into an "agreement to lease" with the City and submit a 5% deposit cheque. This agreement has now been signed and the deposit cheque has been received from Greentree Developments Ltd. Greentree will be the developers of Enclave 17. They are a wholly owned subsidiary of B.C. Central Credit Union and are the development arm of B.C. Central. B.C. Central are principals of the B.C. Innovative Housing Society.

It is now necessary to obtain Council authority to complete the transaction and approve the ground lease specifications (attached to this report).

In view of the foregoing, the Project Manager recommends:

- A. THAT Council agree to lease the property in Champlain Heights known as Enclave 17 (Lot 14, Block A, District Lot 335, Group 1, New Westminster District Plan 16639) to the Greentree Developments Ltd. for \$483,000 on the basis of a 99-year prepaid ground lease for development of a 42 unit strata title townhouse project.
- B. THAT Council approve the lease specifications attached to this report and instruct the Director of Legal Services to prepare the necessary lease documents. The lease documents will be prepared to the satisfaction of the Director of Legal Services and the Director of Finance.

The City Manager RECOMMENDS approval of the recommendations of the Champlain Heights Project Manager.

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9. Champlain Heights - Ground Leases

The Champlain Heights Project Manager reports as follows:

This report deals with changes in the ground leases related to:

- (a) earthquake insurance and continuing obligations of the lessee (Part I)
- (b) sale of units prior to total project completion (Part II).

"Part I

Two issues in the ground leases for Champlain Heights have been brought to Council's attention in the past with a request from the Project Manager and the lessees that particular requirements be dropped. The requirements were for 1) earthquake insurance coverage and 2) continuing obligations of the lessee/developer.

The purpose of this report is to request a general waiver of both clauses as we are now preparing leases for several more enclaves and this would save time rather than reporting on each case individually as it arose.

It should be noted that these requirements are not specific Council policy but were inserted into the False Creek leases to insure maximum protection for the City. In retrospect the cost and/or implications of these requirements place an unreasonable burden on the first lessee (the developer) or subsequent lessees (strata lot owners or occupants).

The earthquake insurance in particular requires all future lessees, whether they be strata lot 'owners' or tenants in assisted housing, to have coverage, in the latter case it is a cost to the co-op or rental project which then is passed on to the tenant. The cost of this is very high amounting to as much as a 50% increase in the overall insurance premium for this coverage alone. As noted, all earlier requests for a waiver of this clause have been approved by Council.

The case of 'continuing obligations' is somewhat more complicated and considerably more onerous for the lessee. In some False Creek leases the developer as ~~the~~ first lessee had a continuing obligation under the strata lot leases for repairs, maintenance and payment of taxes on the individual strata lots if the subsequent lessee defaulted. This obligation continued for the full term of the lease (60 years in False Creek).

This condition has never been a part of the Champlain Heights leases. It was not included in the lease specifications and when it appeared in the draft leases for Enclave 3 and 16 it was strongly contested by the developer's solicitors. In both cases the matter was taken to Council and Council approved deletion of the continuing obligation. In its place, the builders agreed to a requirement more in keeping with obligations involved with conventional buildings - in this case all homes were registered in the New Home Warranty Program. This program will provide the purchasers with protection against all defects in the construction of those housing units in accordance with the terms of the program for a period of one year and protection against major structural defects for a period of five years up to a liability of \$20,000.00 per unit.

Part II

Developers have requested that the Ground lease be worded so that they are able to offer lots for sale as soon as a prospectus has been duly approved by the Superintendent of Insurance under the provisions of the Real Estate Act.

The lease will provide that the developer may not close such sales by assigning its leasehold interest in the Strata Lot until after the City of Vancouver has issued an occupancy permit with respect to the Strata Lot that has been sold.

MANAGER'S REPORT, October 13, 1978 . . . . . (PROPERTIES: A9 - 8)

Clause No. 9 cont'd)

The Strata Lot lease, as previously drafted, provided that the developer could not assign its leasehold interest in any of the Strata Lots until all of the Strata lots to be constructed have been substantially completed. Because of the nature of the project, some parts of it will be fully completed before other parts have been substantially completed. It has been requested therefore that conveyances of the Strata lots be permitted to take place with respect to fully completed units after the Strata Plan has been filed before every Strata lot has reached the point of substantial completion.

In the opinion of the Project Manager, the changes requested are reasonable and yet still afford the City an adequate level of protection.

This report has been discussed with the Director of Finance and the Assistant Director of Legal Services, Mr. Cowley.

In view of the foregoing, the Project Manager recommends:

- A. All developments in Champlain Heights where the lease is prepaid be exempted from the requirement to obtain earthquake insurance.
- B. That Council require all eligible units to be enrolled in the "New Home Warranty Program".
- C. That where applicable, Council agree to release developers from all continuing obligations under the Strata Lot lease with respect to each Strata Lot on the date, which is the later of:
  - (i) the date of the leasehold interest in that Strata Lot is assigned to the first purchaser thereof, or
  - (ii) the date occurring one year after the substantial completion of the "Building" as defined in the Strata Lot lease.

It is noted that this release applies only to the original lessee and not subsequent assignees of Strata Lots in this development.
- D. That the Strata Lot lease be amended to permit a marketing program to proceed in accord with the conditions outlined in Part II of this report."

The City Manager RECOMMENDS that the recommendations of the Project Manager be approved.

10. Purchase of properties at 29th Avenue and Nanaimo Street for road widening purposes

The Supervisor of Properties and the City Engineer report as follows:

"City Council, on September 26, 1978, approved the recommendation of the Standing Committee on Transportation dated September 14, 1978, which contained in part that the Supervisor of Properties be authorized to negotiate to acquire certain properties at Nanaimo Street and 29th Avenue for road widening purposes.

Negotiations have now been concluded on two of the eleven properties required for this widening:

MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (PROPERTIES: A9 - 9)

Clause No. 10 cont'd:

- (a) Lot 16, Block 'N', D.L. 393, Plan 12381 commonly known as 4653 Nanaimo Street, one of the affected properties, is a five room and basement single family dwelling erected in 1922. It has a shake exterior and duroid roof. The main floor area is 825 square feet (76.75 square meters). Land size is 35.90 feet x 153 feet (10.94 meters x 46.63 meters). Negotiations with the vendor indicate that she is prepared to sell for \$55,000.00, subject to retaining four stained glass windows and being granted ninety days rent free possession. Sale price is inclusive of all disruptive factors.
- (b) Portion of Lot 14, Block 'N', D.L. 393, Plan 12381. The area to be taken is approximately 2050 sq.ft. (190.45 meters) of land. Negotiations with the vendor indicate that he is prepared to sell the required portion of his frontage for \$4,100.00, providing the City Engineer covenants to build a retaining wall and a four foot chain link fence along the southerly boundary of the Vendor's property and keying it to the southeast corner of his house, plus filling, re-seeding and landscaping where necessary.

The acquisition costs and conditions are considered to be fair and equitable to all parties.

It is therefore recommended that:

- A. Lot 16, Block 'N', D.L. 393, Plan 12381, be acquired for the sum of \$55,000 on the foregoing basis with the building being demolished when vacant and the date of sale to be December 31, 1978.
- B. A portion of Lot 14, Block 'N', D.L. 393, Plan 12381, be acquired for the sum of \$4,100 on the foregoing basis with the date of sale to be October 31, 1978.
- C. The City Engineer be authorized to proceed with the construction of the retaining wall and other improvements listed above at an estimated cost of \$7 000.

The net cost of these purchases will be charged to the Street Capital Funds Account #148/7971."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the City Engineer be approved.

11. Purchase and Lease of  
Lot 21, False Creek

The Supervisor of Properties reports as follows:

"Lot 21, False Creek is owned by the City and is adjacent to Lot A, Block 273, D.L. 526. Lot A is improved with an old building covering the entire lot, commonly known as the 'Sigurdson Millwork' building.

Over the past two years there have been discussions with various developers who have been interested in redeveloping the Sigurdson Building. The architect



MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (PROPERTIES: A9 - 10)

Clause No. 11 cont'd:

has approval of a development permit for an office building. This approval entailed the dedication of 4.267 meters (14 feet) off the front of the building for road widening and a 3.048 meter (10 foot) addition to the rear of the building onto City-owned Lot 21. This addition to the rear onto the City property was made because a change in their plan was required to obtain a development permit. The developer has asked to purchase the 30.48 m X 3.048 m (100' X 10') portion of City-owned Lot 21 for consolidation with his Lot A so that the entire redeveloped building will be on one site.

In addition the developer proposes to build a multi-storey parking structure on a portion of the City-owned lot to the east of Lot A; this would provide the parking which is necessary to make the redevelopment of the Sigurdson property economically viable. Initially in the discussions, it was proposed that the City would lease this land for development on a fifty year term as leasing has been the practice in False Creek. The proposal evolved whereby the rental would have been fixed for a twenty year period to allow a degree of certainty in amortizing costs over this period. However, financial institutions will not finance lease proposals where the total rent is not known for a period well in excess of the mortgage term. To provide the certainty required by lending institutions a 6 year option to purchase is included in this proposal.

It is noted that the City lands are not viable for sale on the open market due to the lack of access, shape and the excessive grade separation between 6th Avenue and the railway tracks. The following proposal of lease and option to purchase of the City land will accomplish the rehabilitation of the building and provide integration of redevelopment adjoining Phase II of Area 6 in this part of False Creek;-

- (a) Grenadier Development Ltd. to purchase a 30.48 m X 3.048 m (100' X 10') portion of City-owned land to the rear of Lot A, Block 273, D.L. 526, for consolidation with Lot A for the sum of \$10,000.00
- (b) Grenadier Development Ltd. to lease the balance of Lot 21, False Creek for a fifty-year term on the following basis:

First 2 years at	\$20,269.80	per year
Next 4 years at	\$24,323.76	per year
Next 4 years at	\$28,377.72	per year
Next 10 years at	\$32,431.68	per year

With a rental review in the twentieth year and every five years thereafter. The lessee to pay as additional rental annually a sum equal to taxes as if levied.

- (c) The City to provide the Lessee with an option to purchase the leased portion of Lot 21, False Creek, for the sum of \$337,830.00 during the initial six years of the lease.
- (d) The lease to commence ninety days after approval of the lease by Council.

MANAGER'S REPORT, OCTOBER 13, 1978 . . . . . (PROPERTIES: A9 - 11)

Clause No. 11 cont'd:

The proposed development is endorsed by the False Creek Development Consultant.

The Supervisor of Properties recommends that the City sell a portion of Lot 21, False Creek and lease the balance, with an Option to Purchase to Grenadier Development Ltd. on the foregoing basis with the agreement drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 201 & 202

**B**MANAGER'S REPORTDATE September 21, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Regulation of Shopping Hours

CLASSIFICATION: CONSIDERATION

On August 15, 1978, City Council considered a report dealing with shopping hours and passed the following motion respecting the items for consideration:

"THAT the following items be deferred, pending further discussion between the Mayor and the Acting Director of Permits and Licenses:

- D. Pending approval of the Charter amendments, Council is requested to determine if enforcement action should be withheld:
  - (i) against stores in certain character areas (e.g. Chinatown, Gastown) which open after hours and on Statutory Holidays:
  - (ii) against certain type of stores in other parts of the City (e.g. those exempt under the Shops Closing By-law) that open on Statutory Holidays:
- E. If D(i) and/or D(ii) above is accepted, Council may wish to specify on which Statutory Holidays the closing requirements should be enforced.
- F. Should the Lord's Day Act be enforced against all stores in contravention with the Act or should action be withheld against certain types of stores (e.g. those exempt under the Shops Closing By-law and lumber stores) and those in special character areas, such as Gastown, Chinatown and Robsonstrasse?."

The Acting Director of Permits and Licenses reports as follows:

"As instructed, a discussion took place with the Mayor, Deputy City Manager and Director of Legal Services to work out details on how to approach the matter of which stores should be allowed to remain open on Sunday, Statutory Holidays and after regular shopping hours. Because of the wide variety of merchandise which certain types of stores have available for sale, it is not possible to provide a precise list showing the type of store which should be allowed to remain open without creating some inequities. For example, drug stores sell greeting cards, lumber yards (which this report suggests be allowed to be open) sell furniture and paint, but individual card shops, furniture stores and paint stores are required to remain closed on Sunday and Statutory Holidays. We have tried to keep the number of inequities to a minimum and suggest concessions for the tourist areas such as Gastown and Chinatown, and a certain amount of convenience shopping for the general public. The following enforcement program and procedures submitted for consideration are in response to Council's previous discussion and actions.

- 1. No action be taken against stores in the historic areas of Gastown and Chinatown if stores remain open after hours, on Sundays and the following Statutory Holidays:

- Good Friday
- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day

The stores in these two historic areas would have to close

- January 1
- Thanksgiving
- Remembrance Day
- Christmas Day

....2....

2. No action be taken against corner stores or drug stores if they are open on a Sunday or Statutory Holiday provided the type of merchandise listed in Section 4(1) of the Shops Closing Bylaw (copy attached) is suitably screened-off and not on display or for sale on Sunday or Statutory Holidays.
3. No action be taken against bookstores, record stores, and souvenir stores if they are open on Sunday or the following Statutory Holidays:

- Good Friday
- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day

provided the type of merchandise listed in Section 4(1) of the Shops Closing Bylaw is suitably screened-off and not on display or for sale on Sunday or Statutory Holidays.

4. No action be taken against Lumber yards if they are open Sunday or the following Statutory Holidays:

- Good Friday
- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day

5. All other types of stores will be required to remain closed on Sunday and Statutory Holidays and a notice to this effect would be placed as soon as possible in the newspapers and

- (i) if a store continues to remain open on Statutory Holidays after the advertisement is placed, a letter will be sent to the licensed operator advising that any further violation will result in the matter being referred to Council recommending a hearing to show cause why the license should not be suspended.
- (ii) if a store continues to remain open on Sunday, the licensed operator will be sent a letter advising that unless the store remains closed on Sunday, the Attorney General will be requested to provide permission to prosecute under the Lord's Day Act. They would also be notified that if they continued to open on Sunday, the operator would have to appear before Council to show cause why the business license should not be suspended."

The City Manager submits the foregoing report of the Acting Director of Permits and Licenses for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 262

C

MANAGER'S REPORT

TO: Vancouver City Council Date: October 4, 1978  
SUBJECT: Extended Shopping Hours During December  
CLASSIFICATION: CONSIDERATION

The Acting Director of Permits and Licenses reports as follows:

"A letter has been received from the Downtown Business Association requesting Council approval to allow stores to remain open for business until 9:00 P.M. on December 4, 5, 6, 11, 12 and 13. Under the Shops Closing Bylaw, stores must close at 6:00 P.M. on these 6 days.

Section 8 of the bylaw only allows stores to remain open until 9:00 P.M. on the 7 business days preceding Christmas (i.e. December 16, 18, 19, 20, 21, 22 and 23). Two of these days are Thursday and Friday so the net additional late evening shopping is 5 days.

The Downtown Business Association point out that the shopping hours survey conducted on their behalf earlier this year showed that approximately 70% of the Vancouver residents favoured more evening shopping during December.

The Municipality of Burnaby has similar shopping hours to Vancouver with the exception that during the month of December stores may choose their own hours of operation. The cities of New Westminster, Port Moody and the municipalities of Richmond, Port Coquitlam, Delta and Surrey have wide open shopping hours all year. The District of North Vancouver, City of North Vancouver and Municipality of West Vancouver have December closing hours similar to Vancouver.

An extension to the shopping hours during the month of December will require an amendment to the Shops Closing Bylaw.

The request is submitted to Council for consideration."

The City Manager submits the report of the Acting Director of Permits and Licenses for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 204

MANAGER'S REPORTDATE October 12, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: False Creek, Area 6, Phase 1 - Lot 34, Ground Lease (Heather  
Marina Commercial Building)

CLASSIFICATION: RECOMMENDATION

The Development Consultant and the Director of Finance report as follows:

"Purpose

The purpose of this report is to request authority to enter into a ground lease with Frank Stanzl Construction Ltd. for Lot 34 (Heather Marina Commercial Building), to enter into various sub-leases and easements, and to approve payment for the public easement for the waterfront deck and for the leasehold improvements for the marina facilities.

Background

As contemplated in the Official Development Plan, this site is to be used for commercial purposes plus provide for the on-shore facilities for the City-owned Heather Marina. To date, a commercial structure has been built on the site which has provision for several retail/office/restaurant premises plus the facilities for the Heather Marina including office, washroom and laundry facilities and caretaker suite. On June 22, 1976, Council approved the terms for a ground lease which the City would enter into with Frank Stanzl Construction Ltd. for this site. That lease was never entered into due to a number of outstanding issues, and this report proposes fresh terms for the ground lease in addition to sub-leases and easements for City requirements for the site.

A. Ground Leases

On September 26, 1978, Council approved the subdivision of Lot 34 into two parcels of property, one being for the marina commercial site and the second for a restaurant site. In the attached Appendices B and C, the terms for the proposed long-term ground leases are set out for both parcels of property. The marina commercial site is anticipated to be subdivided under the Strata Titles Act. Provision is made for the restaurant site to be consolidated, in the future, with the marina commercial site and subject to the same provisions under the Strata Titles Act. The terms are substantially as approved by Council on June 22, 1976, with the major difference being the subdivision into the two sites. The restaurant site is currently vacant and provision is made in the lease for a 5,000 sq.ft. restaurant facility. Provision is made in the lease for the lease to be cancelled if construction of the restaurant is not substantially completed by September 1, 1986.

B. Public Deck

The development of the existing commercial development is complicated because it contains a wooden deck which is an extension of the public waterfront walkway and is of a complex design to overcome the requirements of having to straddle a large GVRD outfall storm sewer and rise above the marina office to meet the requirements of a continuous waterfront walkway, to conform with the Area Development Plan By-law.

Further, the wooden public deck forms an integral part of the privately-owned structure, which presents complexities for maintenance and repair in differentiating between the responsibilities of the owner of the building which supports the deck as opposed to the City's responsibilities as owner of the deck.

An agreement has, therefore, been reached by City officials and the developer, which is the subject of the recommendation of this report, whereby the City will pay the capital costs plus sixty years prepaid maintenance costs of the public deck for a total of \$152,000 and in return the City will obtain a public easement over the deck. Council, on March 21, 1978, when approving the Phase 1, Wrap Up of Budgets, approved that funds be allocated for this expenditure.

Continued . . . .

### C. Marina Facilities

The False Creek Development Group, upon advice from the Park Board, also requested the developer to include a marina office, laundry, washrooms and storeroom to serve the marina as well as an apartment to house the caretaker of the marina. Attached to this report are the terms for the sub-lease of these facilities. The rent payable under this sub-lease will be funded through the Property Endowment Fund from the operations of the marina. The rent includes annual payments as set out in the attached appendix plus a pre-paid amount of \$28,840 for leasehold improvements. The latter sum is provided for in the False Creek Capital Budget.

### D. Public Walkway

At present, the public walkway is discontinuous in that there is no access from the northern end of the wooden deck in the commercial building to the ground below where the public walkway continues. Accordingly, there is a requirement of the Lessee, when the restaurant site is developed, to extend the public deck to the restaurant and from there to grade at the northeast corner of the property.

In the meantime, provision is made for a public easement over the vacant restaurant site, at grade, to ensure public access to the waters edge.

### E. Easement - Marina

A portion of the ramps and floats of the Heather marina encroach upon Lot 34. In order to maintain the City's rights to use these facilities, the attached proposed easement provides for the City's continuous use of these ramps and floats.

### F. Interest on Payments

Negotiations between the City and Frank Stanzl Construction Ltd. with respect to the cost of the waterfront deck (\$152,000) and the leasehold improvements to the marina office (\$28,840) were completed in the Spring of 1978. Payment cannot be made to Stanzl until at least approved by Council. Thus, it is appropriate to provide for the payment of interest to Stanzl to compensate for the delay in payment, from May 1, 1978 to date of registration of the easement and sub-lease, respectively, at 10% interest. The approximate cost will be \$9,000 and the funds can be made available through a reallocation of surplus funds from the Sixth Avenue landscaping account.

The City currently owes Stanzl about \$30,000 in rent under the proposed sub-leases and Stanzl owes the City somewhat more for rent and taxes under the ground lease. It has been agreed between the parties that these sums be paid on registration of the documents with no interest charges to either party.

### G. Advance Payment

With respect to the payment of the \$152,000 and \$28,840 referred to in Section F, the Development Consultant advises that Frank Stanzl Construction Ltd. built both the Public Deck and Marina Facilities with the knowledge that an agreement would eventually be reached and allowed the City use of both of these areas for the past 2 years or more. The Development Consultant, therefore, recommends that payment of the City contribution for the Public Deck and Marina Facilities be made in advance of the final legal documentation, in return for the good faith expressed by the Company to date and with the knowledge that the Letter of Understanding (Appendix A) and Appendices B & C have been agreed to by the Company.

The Director of Finance recommends that payment not be made until the legal documentation has been registered and notes the following points in favour of that position:

- 1) As recommended in Section F, Stanzl will be paid interest on the amounts until payment is actually made, so the financial impact on Stanzl will be minimized.
- 2) All of the legal documentation was delivered to Stanzl in draft form on October 4, and unless there are delays on Stanzl's part, the documentation will be registered in the near future.

Continued . . . .

- 3) The bulk of the above-noted payment is to ensure public access over the waterfront deck for the next 60 years. Until the legal documentation has been signed and registered, the City will not have any security that Stanzl will perform the obligations that they are being paid for.

#### Recommendations

It is recommended that:

- A. The ground lease terms for Lot 34 (Parcels A and B) which provide for the commercial ground rents and other terms as set out in the attached Appendices B and C be approved.
- B. The terms of the sub-lease of the caretaker suite as set out in the attached Appendix D be approved.
- C. The terms of the sub-lease of the Marina facilities as set out in the attached Appendix E be approved.
- D. The terms of the easement for the Marina ramp and floats as set out in the attached Appendix F be approved.
- E. The terms of the easement over the waterfront deck and along the seawall as set out in the attached Appendices G and H be approved.
- F. The Director of Legal Services be requested to prepare the legal documents in accordance with recommendations A-E of this report, for execution by the Director of Legal Services and Frank Stanzl Construction Ltd.
- G. Upon execution of the documents by the parties, the City pay to Frank Stanzl Construction Ltd. the amount of \$152,000 for capital costs and prepaid maintenance of the easement over the waterfront deck and the amount of \$28,840 for leasehold improvements to the marina facilities plus interest as set forth in this report, the source of funds being the False Creek Capital Budget, with the reallocation of funds as set forth in the report. "

The City Manager RECOMMENDS approval of the above recommendations of the Development Consultant and the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 205



E

CC 62-ML-75

DISTRIBUTED MANAGER'S REPORT

## MANAGER'S REPORT

DATE October 10, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Prenatal Services

CLASSIFICATION: RECOMMENDATION

The Medical Health Officer reports as follows:

"This report will provide an update on the Health Department's Prenatal Services and will make recommendations for the balance of 1978 and for 1979 pending agreement with the Provincial Ministry of Health on:

- (a) Prenatal service standards, and
- (b) Cost-sharing of public health services.

Background

The current prenatal service of the Health Department has shown an increase in attendance over the past five years. Because of a falling birthrate, the coverage (i.e. percentage of pregnant women attending the program) is therefore increasing. The figures are as follows:

	No. attending	% of no. of first births	% of no. of first births registered
1975	1636 female 1132 male	53.1	72.4
1976	2157 female 1314 male	54.8	85
1977	2311 female 1286 male	53.1	89.7

The Department has been unable to provide service in response to all requests. Some persons have been denied service and some have had delays due to long waiting lists. Some have had to attend sessions away from the nearest health unit office. Special groups for the deaf, and classes for Chinese couples in the Chinese language have been organized.

The Vancouver Perinatal project started December 1976. The City of Vancouver and the Province of British Columbia shared 50/50 in the costs. There were two components:

1. Parents' Choice. This partnership with St. Paul's Hospital will end October 31, 1978, with a final report due early in November, 1978. The service staff are now writing the report and will have to be terminated October 31, 1978.
2. Healthiest Babies Possible. This project provided individual prenatal education in four languages and to Native Indians, low income persons, etc. This project also has ended (report due November, 1978) but the staff has been maintained to continue service to the end of December, 1978 pending new funding arrangements with the Province. There is not much time left.

The interim results of these two components have been shared in earlier reports. The final results also confirm a major improvement in infant health.

/.... over 2

Re: Prenatal Services

- 2 -

1978 10 10

It is unlikely that detailed negotiations with the Province of British Columbia on service standards and cost-sharing can be concluded in 1978.

I therefore recommend that:

- (a) The staffing of Healthiest Babies Possible be continued for all of 1979;
- (b) The staff of Parents' Choice be retained for 14 months from November 1, 1978 to December 31, 1979 to:
  - (i) Act as resource staff to the regular Health Department prenatal program;
  - (ii) To assist the reorganization of the service to align parent education groups in accord with the three hospital obstetrical services (as with the St. Paul's partnership);
  - (iii) To provide some service to help the Department meet the current demand;
- (c) The extra costs be negotiated with the Province of British Columbia on a 50/50 basis.

The costs are as follows:

PARENTS' CHOICE

<u>Salaries</u>	<u>November 1 - December 31, 1978</u>	<u>January 1, 1979 - December 31, 1979</u>
1 Nutritionist I @ \$1,489.00/month	\$ 2,978.00	\$ 17,868.00
1 C.H.N. I @ \$1,615.00/month	3,230.00	19,380.00
1 Clerk II @ \$976.00/month	1,952.00	11,712.00
1 Psychologist II @ \$1,703.00/month (half-time position)	1,703.00	10,218.00
<u>Fringe Benefits</u>		
13½% for Nutritionist I, Clerk II & Psychologist II and 12% for C.H.N. I	1,284.00	7,699.00
 TOTAL SALARIES & FRINGE BENEFITS	 \$ 11,147.00	 \$ 66,877.00

/.... over 3

Re: Prenatal Services

- 3 -

1978 10 10

Program supplies & Services	\$ 200.00	\$ 1,200.00
Auto allowance	600.00	3,600.00
Printing	1,000.00	6,000.00
Computer services	1,000.00	6,000.00
Food supplementation	200.00	1,200.00
 TOTAL:	 \$ 14,147.00	 \$ 84,877.00

HEALTHIEST BABIES POSSIBLESalariesJan.1, 1979 -  
Dec.31, 1979

1 Nutritionist Aide (supervisor) @ \$936.00/month	\$ 11,232.00
6 Nutritionist Aides @ \$910.00/month	65,520.00
1 Clerk-Typist II @ \$835.00/month	10,020.00
	<hr/>
	\$ 86,772.00
Fringe benefits (13½%)	11,715.00
	<hr/>
TOTAL SALARIES & FRINGE BENEFITS:	\$ 98,487.00
Program Supplies & services	1,200.00
Auto allowance	2,400.00
Printing	2,000.00
Computer services	2,000.00
Food supplementation	2,400.00
	<hr/>
TOTAL:	\$ 108,487.00

The request for six full-time aides and one full-time Clerk-Typist II represents an increase in cost over our present levels, as these positions are now half-time. With a full working day, the Nutritional Aides will be able to more than double their number of home counselling sessions, as their scheduling will be more efficient and the amount of travel time reduced. The additional time will enable us to meet requests for our services which are presently unfilled. In addition, the change to a full working day will enable us to retain the present staff who are completely familiar with the program and have been trained to work with the six majority minority groups in Vancouver (i.e. Punjabi, Hindu, Chinese, Greek, Italian, Native Indian and low-income.)

/.... over 4

Re: Prenatal Services

- 4 -

1978 10 10

I recommend that funding be approved as follows:

- (a) The sum of \$7,074.00 for Parents' Choice, November and December, 1978;
- (b) The sum of \$42,434.00 for Parents' Choice in 1979;
- (c) The sum of \$54,244.00 for Healthiest Babies Possible in 1979.

In addition, I recommend that the City Manager and Medical Health Officer begin immediate negotiations with the Provincial Government to obtain the necessary 50/50 cost sharing.

Comments of the Director of Finance

The Director of Finance wishes to make the following comments:

On May 16, 1978, City Council dealt with the Medical Health Officer's report of April 11th that was submitted to the Community Services Committee on May 4, 1978, on the subject of Vancouver Perinatal Health Project.

The report dealt with two projects as follows:

A) Parent's Choice

The funding for this project ends October 31, 1978. In order to complete and present the report in November of 1978, it appears that a one month extension to November 30, 1978 is required at an estimated cost of \$7075. This should be subject to receiving 50% cost sharing, and therefore a City cost of \$3537 which would be provided from Contingency Reserve.

B) Healthiest Babies Possible

The funding for this project has been approved to December 31, 1978 and there does not appear to be any urgent Council action required prior to receiving the evaluation report.

It should be noted that City Council on May 16th extended this program to December 31, 1978 with one of the recommendations reading as follows:

'C. THAT since the major financial beneficiary of this program is the acute care health system, full Provincial funding be sought for any extension of the program past the end of 1978.'

In addition to the above the Director of Finance notes that City Council has indicated their concern about departmental budget expenditure increases and to approve a \$200,000 continuing project on the basis of the information in this report prior to the evaluation reports and a comparison to other Health Department priorities does not seem appropriate. It should also be noted that the City and Province are awaiting a Provincial response to a major cost sharing policy change proposal."

The City Manager RECOMMENDS that:

- A) The Medical Health Officer report to the Community Services Committee on the two programs in detail by November 16, 1978:

Parent's Choice  
Healthiest Babies Possible.

- B) The additional City funds required to complete the Parent's Choice program to November 30, 1978 amounting to \$3537, subject to matching Provincial funds, be provided from Contingency Reserve.

REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL  
ON COMMUNITY SERVICES AND PLANNING & DEVELOPMENT

I

SEPTEMBER 28, 1978

A Joint meeting of the Standing Committees of Council on Community Services and Planning & Development was held on Thursday, September 28, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:00 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Brown  
Alderman Ford  
Alderman Gerard  
Alderman Gibson  
Alderman Harcourt  
Alderman Kennedy  
Alderman Marzari  
Alderman Puil

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

RECOMMENDATION1. City Housing Policy in the Downtown Eastside Area

The Joint Committee had before it for consideration a Manager's report dated September 26, 1978 and a letter dated September 22, 1978 from the Executive Vice-President of the B.C. Hotels Association enclosing an extract from the "Report on Occupancy Decline in the Vancouver Downtown Eastside and Granville Corridor Hotels and the Effect on Hotel Employment", which is a lengthy and detailed report prepared for the B.C. Hotels Association by J. D. Clark Consulting Ltd. (Copies of all documents referred to are on file in the City Clerk's Office.)

In the Manager's report, the Medical Health Officer, the Fire Chief, the Director of Permits & Licenses, the Director of Planning and the Director of Social Planning reported on various aspects of housing by-law enforcement in the Downtown Eastside area. The Manager's report provided details of a survey on the degree of enforcement of the Lodging House and Fire By-laws in a cross-section of 23 hotels and rooming houses. The Manager's report outlined four options on the degree of by-law enforcement and provided comment on the impact for each degree of enforcement of City by-laws. The report concluded with a series of recommendations; the first being that the City Manager establish a "Downtown Housing Implementation Committee" comprised of representatives from Health, Fire, Permits & Licenses, Planning and Social Planning Departments which would report quarterly to the Community Services Committee. Subsequent recommendations proposed terms of reference for the committee. Included in the recommendations was one that the Director of Legal Services examine the possibility of increasing financial penalties for non-compliance with City by-laws; a recommendation that violators of the Standards of Maintenance By-law be advised Council may invoke its authority to do the work; and recommendations that in consultation with the proposed new committee, the Director of Social Planning meet with Provincial officials regarding inadequacies and limitations of existing SAFER and GAIN shelter allowances and the Director of Planning meet with hotel and rooming house owners and operators to develop a modified RRAP for the Downtown Eastside NIP area which would be financially attractive to them.

Continued . . . .

Report to Council  
Standing Committees of Council on  
Community Services and Planning & Development  
September 28, 1978

(I-2)

Clause No. 1 Continued

The Chairman called for submissions from the public and Mr. B. Eriksen of the Downtown Eastside Residents' Association distributed copies of a seven-page brief which he read to the Committee. The brief was critical of the City Manager's report, urged strict enforcement of all City by-laws, and construction of new housing rather than reconstruction of existing buildings in the Downtown Eastside area.

Following opening remarks by Mr. L. W. Manuel of the B.C. Hotels Association, he introduced Mr. J. D. Clark who had compiled the "Occupancy Decline" report for the Association. Mr. Clark read to the Committee a four-page brief (copies of which had been presented at the meeting) which, in summary, requested assistance from the City of Vancouver in obtaining appropriate government subsidies in order to provide the standard of accommodation required under present City by-laws and to reverse the loss of employment experienced in the hotel industry.

Mr. Clark answered questions from members of the Committee and it was noted that the occupancy rate in Downtown Eastside area hotels is approximately 63% and it is not known at this time how many hotels in the area are suitable for renovation.

Mr. D. Purdy, Deputy Director of Social Planning, with the assistance of Social Planner J. Jessup, then reviewed the Manager's report and answered questions from Committee members. In response to a question, Mr. Jessup suggested that 10% of the residents of the 23 hotels in the survey require some sort of housekeeping assistance. It was also noted during discussion that of the total 9,312 Lodging House and Fire By-law violations discovered in the survey of the 23 hotels, only 177 violations are considered to be serious or of a life safety nature. It was also noted that many of the housing units in the survey could never be renovated to a satisfactory level because they have windows which face onto walls or into light wells, and the Director of Environmental Health pointed out that of the 900 rooms surveyed, 27.6% or 280 rooms would be closed if by-laws for minimum light and ventilation were enforced.

Time did not permit a full discussion by the Committee, and it was

**RECOMMENDED**

THAT the joint meeting of the Community Services and Planning & Development Committees on City housing policy in the Downtown Eastside area be adjourned and reconvened on Thursday, October 12, 1978.

The meeting adjourned at approximately 2:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 209

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICESII

SEPTEMBER 28, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 28, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 2:55 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Ford (Clauses 4 to 7)  
Alderman Gerard  
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, September 14, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Liquor Permit Application - 4450 West 10th Avenue  
Development Permit Application No. 80659

The Committee had before it for consideration a Manager's report dated September 11, 1978, on the application of Mr. P. Benias for Development Permit Application No. 80659 to use approximately 342 sq. ft. of the first storey of the existing restaurant at 4450 West 10th Avenue as a holding bar.

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use approximately 342 sq. ft. of the first storey of the existing restaurant as a Holding Bar.

This development is situated on the south side of 10th Avenue between Trimble and Sasamat Street.

The proposed Holding Bar development will provide an assembly area of approximately 342 sq. ft. (10% of the floor area of the restaurant). The existing seating capacity of the dining area of the restaurant is 80. The proposed seating capacity for the Holding Bar area is for 20 people.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50%) as seating for a Holding Bar. In accordance with the Act, the applicant is permitted a maximum of 20 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application subject to Council's approval of the new liquor outlet.'

Continued . . . .

Clause No. 1 Continued

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80659 to Mr. P. Benias to use approximately 342 sq. ft. of the first storey of the existing restaurant at 4450 West 10th Avenue as a holding bar.

2. Liquor Permit Application - 1531-37 Commercial Drive  
 Development Permit Application No. 81366

The Committee had before it for consideration a Manager's report dated September 11, 1978 on the application of Mr. J. Tolmer for Development Permit Application No. 81366 to use approximately 100 sq. ft. of the proposed restaurant at 1531-37 Commercial Drive as a holding bar.

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use approximately 100 sq. ft. of the proposed restaurant as a holding bar.

This development is situated on the west side of Commercial Drive between Grant and Graveley Streets.

The proposed holding bar development will provide an assembly area of approximately 100 sq. ft. (10% of the floor area of the restaurant). The proposed dining area would accommodate 84 persons and the proposed seating area for the holding bar is 8.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 8 seats.

The Police Department have recommended favourable consideration.

The Director of Planning, at his meeting of August 8, 1978, approved this application with the following condition:

"The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81366 to Mr. J. Tolmer to use approximately 100 sq. ft. of the proposed restaurant at 1531-1537 Commercial Drive as a holding bar.

Continued . . . .



### 3. Fire By-law Upgrading - Hotel Vancouver

The Committee had before it for consideration a Manager's report dated September 12, 1978, on the status of the Fire By-law upgrading program at the Hotel Vancouver in which the Fire Chief reported as follows:

"The Fire Chief reports that Series Report #7, relative to the upgrading program at the Hotel Vancouver, has been received from Mr. D. S. Harris, Solicitor for C.N. Hotels.

The report on the upgrading status at this time may be summarized as follows:

#### 1. Sprinkler Installation

Progressing as scheduled.

#### 2. Fire Alarm System

The C.N. Board of Directors has granted sufficient funds for the installation of this system. A formal announcement naming the successful bidder will probably be made in mid-September. It is anticipated that a progress schedule will follow within a few weeks of the tender award.

#### 3. Architectural Modifications

Some of the minor items have been started and are progressing satisfactorily. The finalization of design changes for the major alterations is still the subject of concern for the building architects. Approvals from the Provincial Fire Marshal, Fire Department and Building Department have yet to be obtained before this phase is put out to tender and a schedule of the work is prepared for the Fire Chief.

The Fire Chief is satisfied that reasonable progress is being maintained."

Chief Fire Warden G. Birnie appeared before the Committee on this matter, and in response to a question by the Chairman regarding major alterations required in the hotel, said he anticipates receipt of additional information on these matters from Canadian National officials in approximately one week.

Following discussion, it was

#### RECOMMENDED

THAT the City Manager's report dated September 12, 1978, on the status of the Fire By-law upgrading program at the Hotel Vancouver, be received.

### 4. Teenage Discotheque, 2120 Main Street

The Committee had before it for consideration a Manager's report dated September 11, 1978 (copy circulated) in which the Acting Director of Permits & Licenses reported on an application from Chicklets Teen Disco Inc. for a license to operate a teenage discotheque at 2120 Main Street.

In the report, it was pointed out the Director of Planning had refused the development permit for this teenage discotheque but the decision was appealed to the Board of Variance which approved the use until December 31st, 1980 and the development permit has been issued.

Continued . . . .

Clause No. 4 Continued

Mr. K. Armstrong of the Permits & Licenses Department, along with the applicants, appeared before the Committee on this matter, and during discussion it was pointed out the building in which the discotheque will be housed is of concrete block construction.

The Committee noted there are four or five residential buildings in the vicinity and only one resident had been interviewed regarding the proposed teenage discotheque. The Committee felt residents in the five houses in the neighbourhood and the operator of a nearby motel should be canvassed for their opinions before a license is issued.

Following discussion, it was

RECOMMENDED

THAT Council approve the issuing of a license to Chicklets Teen Disco Inc. to operate a teenage discotheque at 2120 Main Street subject to the building complying with all City by-laws; and

FURTHER subject to a report to Council by the Director of Permits & Licenses on the opinions of the residents in the immediate vicinity regarding the proposed teenage discotheque.

5. Complaint re United Poultry Ltd., 534 East Cordova Street

The Committee had before it for consideration an inspection report dated September 11, 1978 (copy circulated) from the Health Department prepared following receipt of a petition signed by approximately fifty residents objecting to the operation of a chicken slaughtering and packing plant by United Poultry Ltd. at 534 East Cordova Street.

Appearing before the Committee on this matter were the Director of Environmental Health, Mr. Ken Luey (spokesman for the petitioners), and representatives from United Poultry Ltd.

Mr. Luey suggested to the Committee that the United Poultry operation is a health hazard, that the lane at the rear of the premises is occasionally blocked by trucks loading and unloading, and that there are feathers, flies and droppings and an overwhelming stench as a result of the operation.

During discussion, it was noted United Poultry Ltd. has been at this location for ten years as a legal non-conforming use.

The Director of Environmental Health admitted that slaughter houses are obnoxious industries; however, he said United Poultry is a well-run establishment and every attempt is being made by the management to run a good operation. He further pointed out there are three Federal Health Inspectors on the premises at all times.

In conclusion, the Committee requested the management of United Poultry make every effort possible to keep disruptions to the neighbourhood to a minimum.

Following discussion, it was

RECOMMENDED

THAT the inspection report dated September 11, 1978, from the Health Department and the petition from residents of the Downtown Eastside regarding the operation of the United Poultry Ltd., 534 East Cordova Street, be received.

Continued . . . .

6. Ferrera Court Apartments, 504 East Hastings Street

The Committee had before it for consideration a Manager's report dated September 22, 1978, reading as follows:

"The Standing Committee on Community Services, at its meeting on September 14, 1978, received a petition from the Downtown Eastside Residents Association regarding mice and cockroach infestations and odours emanating from the basement of the Ferrera Court, 504 East Hastings Street, Vancouver, BC. The committee instructed the Medical Health Officer to inspect these premises and report the results to the next meeting of the committee.

The Medical Health Officer reports as follows:

'A complete inspection of these premises was carried out on September 18, 1978. A copy of the inspection report is attached.

A re-check of the building was carried out on September 22, 1978 and it was found that the flooding caused by a faulty back-water valve had been corrected.

A pest control firm had been hired and bait stations placed for mice control and spraying for cockroaches had been carried out. A contract has been let to Anderson Plumbing & Heating Ltd. for the maintenance and repairs required for radiators and heating system.' "

Appearing before the Committee on this matter were the Director of Environmental Health, representatives of the owners of the building - the Shon Yee Benevolent Association, and Ms. Jean Swanson of the Downtown Eastside Residents Association with a representative of the tenants of Ferrera Court Apartments.

During discussion, it was pointed out by the Committee that the Association received government assistance to renovate this building, yet the Committee has received complaints regarding lack of maintenance in the building.

A representative from the Shon Yee Benevolent Association advised the Committee the Association has hired a pest control firm and has a contract for maintenance and repairs to the heating system. He further advised the Association is looking for a new caretaker for the building.

The Director of Environmental Health advised the Committee the Association has had a contract with a pest control company for this building for approximately one year, yet this has had no effect on mice control. He added that mice in the Downtown Eastside area seem to be immune to the poisons used by pest control companies and the Department will discuss the matter with the company involved.

Following discussion, it was  
 RECOMMENDED

THAT the matter of the Ferrera Court Apartments, 504 East Hastings Street, be deferred for one month to allow the owners to show evidence of improvement in the condition and maintenance of the building, and the Director of Environmental Health report back to the Community Services Committee at the end of one month.

Continued . . . .

7. Lee Building, 175 East Broadway

The Committee had before it for consideration a Manager's report dated September 22, 1978, reading as follows:

"At the Standing Committee on Community Services meeting held on Thursday, September 14, 1978, the Department of Permits and Licenses was ordered to conduct a survey of the Lee Building at 175 East Broadway with the view to enforcing the Standards of Maintenance By-law.

The Acting Director of Permits and Licenses reports as follows:

'On September 19, 1978, an Inspector from this Department attended at the subject building and determined that the building has very recently changed hands and is now owned by Aquilini Construction of this City.

Our Inspector interviewed Mr. Gerald C. Mason who is the Property Manager for the new owners. We were advised that the entire building will now be renovated from the ground floor up. The Property Manager stated that contracts have been let to replace the roof, boilers and to maintain the elevators. He further stated that the living quarters will all be upgraded by renovation of kitchens, bathrooms, doors, windows and floor coverings. It is anticipated that the upgrading program will be completed within the next four months. Work is already under way and a crew was working when our Inspector visited the site. Attached is a copy of a letter from the new owners of this building committing them to a plan of improvement.

Under these circumstances we would not normally proceed with any enforcement action and would give the new owners an opportunity to implement their plans. We suggest that this course of action be endorsed by your Committee. This Department will continue to monitor the program of improvement and if any slowdown occurs, reports will be made to your Committee. It is also felt that all of the Health Department's requirements will be met by the above mentioned upgrading. The pest control program is now in operation in the building after instructions were given by the Health Department. It should be noted that the Health Department has already laid two charges against these premises.' "

Appearing before the Committee on this matter were a representative of the Permits & Licenses Department and Mr. G. C. Mason, property manager for the new owners of the building.

During discussion, the Committee noted there had been continuing problems with this building over a period of years during which it had several owners.

Mr. Mason advised the Committee his firm intends to completely renovate the building including a new elevator, new furnace, upgraded plumbing, new roof, new kitchens, bathrooms, ceilings, carpets, etc. In response to the Committee's questions of what effect this would have on the rent charged to the tenants of the building, Mr. Mason replied that most of the existing tenants may not be able to afford the new rents. Rents currently range from \$140 to \$165 per month and they will rise to approximately \$225 to \$235 when the renovations have been completed.

Report to Council  
Standing Committee of Council on Community Services  
September 28, 1978

(II-7)

Clause No. 7 Continued

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated September 22, 1978,  
on the Lee Building, 175 East Broadway, be received;

FURTHER THAT the Director of Social Planning survey  
the tenants of the Lee Building and determine what  
supplements or subsidies may be available to the  
tenants to meet the increased rents anticipated as  
a result of the renovations proposed for the build-  
ing.

The meeting adjourned at approximately 3:55 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 210

II(6)

MANAGER'S REPORTDATE October 3, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Teenage Discotheque, 2120 Main Street

CLASSIFICATION: INFORMATION

The Acting Director of Permits and Licenses reports as follows:

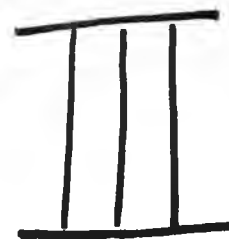
"On September 28, 1978, the Community Services Committee considered an application for a Teenage Discotheque at 2120 Main Street and requested the neighbouring residential premises be canvassed to obtain comments on the proposed development. There are four occupied dwellings within a block of the proposed location and only one objection was received. Mr. W. Bunn of 234 E. 5th Avenue, lives east of the lane behind the discotheque and objects to the proposed use on the basis that the teenagers will create a noise problem by driving their cars up and down the lane along side his house.

The three other residents in the 200 block East 5th Avenue and the management of the City Centre Motel directly across Main Street, have no objection to the teenage discotheque.

The possible noise problem mentioned by Mr. Bunn has been discussed with the management of the discotheque who have agreed to pay special attention to the parking areas at closing time in an effort to keep the noise from automobiles to a minimum and discourage the use of the lane."

The City Manager submits the foregoing report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 210

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

SEPTEMBER 28, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, September 28, 1978 at approximately 2:55 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Gibson  
Alderman Kennedy (Items 2 and 3)  
Alderman Puil

ABSENT : Alderman Brown

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATIONS1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated September 14, 1978, from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of August, 1978 (on file in the City Clerk's office).

With respect to the rezoning application for 3338 and 3390 The Crescent the Chairman suggested that in order to speed processing the applicants, representatives of the Shaughnessy Heights Property Owners' Association, and staff meet with the Committee to discuss the project as it relates to the proposed guidelines for Old Shaughnessy.

Mr. R. Scobie, Zoning Division, advised that the Department is currently preparing a report on the rezoning application which will be submitted direct to Council, possibly within a month.

A member of the Committee felt that this was an issue that was important to the proposed goals for the Old Shaughnessy area and should not be debated prior to the report of the Director of Planning on the analysis of the goals and objectives for the area being received. It was suggested that the matter be deferred until after the Civic Election.

RECOMMENDED

THAT the monthly status report on rezoning applications for the month of August, 1978 be received and that consideration of the rezoning application for 3338 and 3390 The Crescent be deferred until November 21, 1978.

2. Residential Rehabilitation Assistance Program Area Designation

The Committee considered a report of the City Manager dated September 20, 1978 (copy circulated) in which the Director of Planning advises that C.M.H.C. have forwarded guideline procedures to Municipalities should they wish to avail themselves of special area designation for R.R.A.P. The Municipalities would receive a maximum of 10% of the 1978 R.R.A.P. budget. The approval of special designations by the Federal Government will not likely occur until later in the year. Once designated, however, the areas will be eligible for

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
September 28, 1978

(III-2)

Clause No. 2 cont'd:

R.R.A.P. beyond 1978. The report notes that the opportunity for extensions may not be offered to the Municipalities in 1979.

Three alternatives were suggested:

- (a) Continue to administer R.R.A.P. in the existing N.I.P. areas, utilizing existing staff.
- (b) Expansion of existing R.R.A.P./N.I.P. areas (excluding Downtown Eastside) from existing site offices with no increase in staff (outlined on Appendix III to the report of the City Manager dated September 20, 1978).
- (c) Designate new areas not contiguous with existing N.I.P. areas i.e., a portion of Hasting-Sunrise (outlined on Appendix IV to the report of the City Manager dated September 20, 1978). This would probably require some additional staff but these staff costs could be reviewed when the Federal Government budget allocations for 1979 are known.

The Director of Planning feels that City Council should designate specific areas - alternatives (b) and (c) above - and make application to Central Mortgage and Housing for approval of these areas. Having obtained approval of these designations Council can decide at a later date when some of the uncertainties noted above are clarified, whether it wishes to promote actively the program in the special designated areas, or accept applications but not undertake an active promotion campaign. If Council does not designate areas now, the opportunity may be lost.

RECOMMENDED

- A. THAT Council instruct the Director of Planning to make application to Central Mortgage and Housing for approval of the special designated areas outlined in Alternatives (b) and (c) (Appendices III and IV of the report of the City Manager dated September 20, 1978).
- B. THAT if the special designated areas are approved by Central Mortgage and Housing Corporation, staff be instructed to take no action with respect to the active promotion of the R.R.A.P. program in these areas until matters related to the 1979 budget, income guidelines, and agency fees have been reported back to Council.

3. Vancouver South Neighbourhoods (P.Y.E.P. Project)

The Committee considered a report of the City Manager dated September 22, 1978 (copy circulated) in which the Director of Planning advises that the report summarizes the results of a planning study of four Vancouver South neighbourhoods which has been carried out by four students employed under a Provincial Youth Employment Program (P.Y.E.P.).

The objective of the project was to carry out a planning survey of the following four local areas: Kerrisdale, Oakridge, Sunset and Victoria/Fraserview. These areas were selected because the focus of area planning work to date has been the inner-city neighbourhoods and it was felt important to collect information which might identify future needs in some of the outer suburban areas.

Slides of the four neighbourhoods were presented by Eunice Mak, a recent graduate of the U.B.C. Planning School, Verna Semotuk, a U.B.C. graduate planning student, Byron Mah, a recent graduate of David Thompson High School and Yvonne Pulle, a student at Churchill High School.

cont'd....



Clause No. 3 cont'd:

It was noted that the common northerly boundary of the four neighbourhoods was 41st Avenue. Marpole was excluded as it is a Local Area Planning Program.

Technical reports have been completed for each of the four areas. These will be placed in the Planning Department Library, Vancouver Public Library and U.B.C. Library.

The summary material contained in Appendix II of the Manager's report will be produced into low-cost graphic guides for distribution to the Communities through local libraries and Community Centres.

The major conclusions of the study found all four local areas to be stable, family oriented communities whose residents have relatively few complaints regarding their neighbourhoods. Nevertheless, the project identified a number of specific issues for each area. Any future programs to improve the social or physical environment of the Vancouver South Neighbourhoods should take the following into account:

Kerrisdale

- Development pressures associated with possible LRT service.
- Traffic and parking problems in the commercial area.
- Improved sidewalks, streets and paved lanes in some areas.
- Improved recreation opportunities for the 13 - 19 age group.

Oakridge

- Provide more services for senior citizens.
- Increase the number of shelters and benches at bus stops.
- Provide more supervised playgrounds and more things for teenagers to do.
- More neighbourhood shops in the southern part of Oakridge.

Sunset

- Increase services for adults/seniors and new Canadian families.
- Revitalize Fraser Street commercial area.
- Improve recreational programs/facilities in local parks.
- Ameliorate impacts of truck routes, eg. noise.

Victoria/Fraserview

- Provide curbs and gutters on streets in the northern sector.
- Beautify the Victoria Drive commercial area.
- Noise abatement and speed control measures along Knight Street.
- Provide more tot lots in parks.
- Improve bus service along the 49th Avenue and Elliott routes.

The cost to the City of undertaking the Vancouver South Neighbourhoods project is expected to be less than \$9,580 out of a total project cost of \$17,420. The Director of Planning considers that the project has proved to be a sound investment which has returned a wealth of information to the City which could not have been obtained for a similar cost in any other way.

The Director of Planning feels that the City should support Federal Youth Employment Programs as a cost effective way of completing needed work which could otherwise not be undertaken by regular City staff.

RECOMMENDED

THAT the report of the City Manager dated September 22, 1978 and the slide presentation be received.

The meeting adjourned at approximately 3:40 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 210

IV

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

September 28, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, September 28, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman Brown, Chairman  
Alderman Gibson  
Alderman Gerard  
Alderman Marzari  
Alderman Puil

ALSO  
PRESENT : Alderman Kennedy  
Alderman Ford

CLERK TO THE  
COMMITTEE: G. Barden

RECOMMENDATION:

1. Departmental Review -  
Personnel Department

The Finance Committee considered a report from the Personnel Department in a series of Departmental Reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 9, 1977, following consideration of a proposal for a revised budget system for the City and approval by the City Council on August 23, 1977.

The report on the Personnel Department (copy on file in the City Clerk's office) provides a very complete and detailed report of the Department and indicates a responsible approach to management and an understanding of the contribution that a Personnel Services function can make to management. The report of the Personnel Department made the following recommendations:

"A. PLUS OR MINUS FIVE PERCENT

1. In the event of a 5% reduction to the 1978 departmental budget (\$28,190), the savings would be accomplished as follows:

<u>Function</u>	<u>Action</u>	<u>Savings</u>
Staffing	Reduce the advertising budget from \$63,600 to \$53,127	\$10,473
Personnel Records Management	Reduce the attendance reporting requirements of departments from monthly to every second month	\$ 5,802
Staff Development	Reduce the Supplies and Services Account from \$7,420 to \$6,000	\$ 1,420

Report to Council  
 Standing Committee on Finance & Administration  
 September 29, 1978

(IV-2)

Clause #1 continued:

Counselling	Reduce retirement counselling to a bare minimum	\$ 1,912
Communications	Publish the employee newspaper, the 'Town Crier' every two months instead of monthly	\$ 8,583
TOTAL SAVINGS		<u>\$28,190</u>

2. If the 1978 budget were increased by \$28,190, the additional funds would be devoted to the hiring of a personnel planning specialist who could provide departments with much needed advice concerning the optimal use of their human resources both in the present and the future.

A full rationale for the budget reduction items can be found in Appendix 'E'. The justification for the proposed use of the increased funds is contained both in Appendix 'E' and in the "Recommendations" part of this Section.

B. DEPARTMENTAL INTENTIONS

From our standpoint, one of the most valuable benefits of this Review has been the isolation of a number of initiatives which we can take ourselves, or in co-operation with other Departments, to solve existing problems or improve the service we provide. We had never really thought of ourselves in functional terms before, at least not in any structured way, and the exercise proved to be well worth while.

There follows below a list of actions we intend to take during the forthcoming year. The list is an outgrowth of the functional analyses in Appendix 'F', and the items are reflected in the recommendations for each function. Because we do not need further approval to act on these matters, the "recommendations" are really made to ourselves. The actions are not listed in any order of priority and many can be carried out concurrently:

1. Collaborate with the Computer Services Division in a cost benefit study of the development of a central computerized employee record system in order to achieve the following advantages:
  - (a) Virtual elimination of clerical errors
  - (b) Ability to provide quickly to management, summary reports on such matters as absenteeism, vacation leave and turnover
  - (c) Ability to supply labour negotiators with data which must now be produced manually
  - (d) Reduction of clerical staff in the Records section
2. Reduce attendance reporting by departments to alternate months until the records are computerized in order to free up the time of a Clerk Typist for more important work. (This would have to be discussed with the Director of Finance.)

Clause #1 continued:

3. Commence a review of the Inside Classification plan with respect to occupational groups, benchmarks, the wording of appeal agreements, the problems at the lower end of the pay plan, and the development of position descriptions.
4. Initiate discussions with the Director of Finance with a view to transferring one Clerk III position from Payroll to the Personnel Services Department in order to centralize record keeping for employee benefits.
5. Investigate the feasibility of providing employees with a computerized, personalized annual statement of benefits.
6. Study the effectiveness of the Supervisory Performance Review Program and revise it if necessary to make it a more valuable tool for Manpower Planning.
7. Co-operate with the other G.V.R.D. municipalities in an effort to achieve a separate set of W.C.B. Rules and Regulations for municipalities and to persuade the W.C.B. to resume the reporting of Accident Frequency Ratios.
8. Conduct a survey of employee attitudes toward the 'Town Crier' and, depending on the results, recommend either continued monthly publication, in which case the Editor should be hired on a full time basis, or publication every other month with greater emphasis on quality.
9. Up-date the Employee Handbook for Inside employees and consider the development of similar Handbooks for other employee groups.
10. Initiate discussions with appropriate bodies to amend grievance procedures of the various Collective Agreements in order to relieve the Park and Police Boards of the necessity of dealing with grievances and to reduce the burden of grievance handling on the City Manager by interjecting the Director of Personnel Services as an additional stage where desirable.
11. Initiate discussions with the City Manager and City Engineer regarding the possibility of resuming the monthly meetings with C.U.P.E. with a view to carrying on a continuing dialogue with the Union which would improve the labour relations atmosphere and reduce grievances.
12. Proceed with the establishment of precise time measures in the staffing process and monitor these regularly in order to gauge the efficiency of the service.

C. RECOMMENDATIONS

Because several of the following recommendations either require, or imply the requirement of, additional staff, it seems appropriate to make a few comments about the present size of the Department. As a rough rule of thumb, the literature suggests that the ideal ratio is one Personnel staff member for every 100 employees if a first rate service is to be provided. With a staff of 28, we provide a full service to some 3200 employees. In addition, a partial service is provided to over 2,500 others. Therefore, it is submitted that the additions we are looking for are not unwarranted, particularly in view of the fact that the computerization of employee records is expected to result in the reduction of our clerical staff by one.

Clause #1 continued:

The following recommendations are listed in order of priority. The detailed justification for each is contained in Appendix 'E' and/or 'F' and will not be repeated here. In all cases, Council action would be required before the recommendations could be implemented:

1. Establish a new position at a senior level in the Department whose function it would be to provide departments with advice concerning such matters as the optimal use of their human resources, both at present and in the future.

This recommendation is not only discussed at length in Appendix 'E', but is also the natural outgrowth of several recommendations in Appendix 'F'. In the latter Appendix, the problem of the shortage of middle management talent is identified (Function 1, Recommendation 2), the need for computerized information to assist with manpower planning is noted (Function 2, Recommendation 1) as is the necessity for reviewing the effectiveness of the Supervisory Performance Review Program for the same purpose (Function 5, Recommendation 2). In Function 10, we agree with the request of the Director of Finance for a study of various planning processes and ask to be included. (Recommendations 1 and 2.) Finally, in Recommendation 3, we ask that a duty be imposed on us which we believe to be crucial, but which we cannot discharge with our present level of staff. If the above recommendations are viewed as a "package", and they should be, then the need for an additional staff resource becomes evident.

2. "Unfreeze" the position of Personnel Officer II, established in November, 1973 and allow it to be filled.

As discussed in Function 5 of Appendix "F", this position has already been established by Council, but the previous City Manager did not authorize the filling of it. Technically, therefore, it would not be an additional position. However, it has not been included in our present establishment of 28. We are not at present doing as much internal training as we should. Our objectives are ambitious, but their achievement is doubtful with only one professional Trainer on staff. The originally approved complement of the Training Centre should now become an actuality.

3. Accept in principle that the Personnel Services Department assist in the hiring and promotion of Outside Workers, and a study be conducted as to what additional resources, if any, would be required to carry out this assignment.

The potential advantages of this change are discussed in Function 1 of Appendix "F". The Committee should be aware that our opinion is that "additional resources" would be required to perform this function, perhaps as much as one more Personnel Officer. In all fairness, we must also point out that the Engineering Department has not been receptive to this idea over the years.

4. Action be taken to transfer one position of Personnel Officer from the G.V.R.D. to the City of Vancouver with the G.V.R.D. continuing to pay the salary and fringe benefits.

The awkwardness of the present working relationship between the G.V.R.D. Classification Officer, the Personnel Services Department and the operating Departments is discussed in Function 3 of Appendix "F". This move would be purely administrative and would not result in any additional cost to the City.

Report to Council  
 Standing Committee on Finance & Administration  
 September 29, 1978

(IV-5)

Clause #1 continued:

5. Funds be included in the Department's 1979 budget for reprinting the Employee Handbook for Inside employees.

As stated in our "Intentions" above, and discussed in Function 8 of Appendix 'F', the present Handbook is out of date and should be reprinted. Any reprinting would be done in loose leaf form in order to facilitate keeping the Handbook current. The Handbook has been a useful vehicle to acquaint new employees with the City service, and should be continued.

6. Authorize the Personnel Services Department to administer Appropriations 7095/1440 - Interview of Applicants and 7095/1110 - Relocation Allowance and add these accounts to its budget.

The present necessity of processing reports through the City Manager when we wish to draw on these accounts impedes our flexibility when dealing with out of town job applicants. Our recommendations to the City Manager are almost always approved, and the monitoring of these accounts seems an unnecessary burden on the City's chief administrator. "

The Consultant's observations and recommendations were as follows:

"The impression left by the Personnel Services Department review is that both the orientation and service provided by the Department has been steadily improving over the last few years. The initiatives identified in Section III indicate that further improvements can be expected. Annual expenditures have also remained relatively constant in 1978 dollars.

The Department's analysis of priorities and the problems identified in the report indicate a responsible approach to management and an understanding of the contribution that a personnel services function can make to management. The Department also recognizes that improvements can and should be made in the areas of manpower and succession planning, organizational analysis, performance appraisal and employee evaluation, and training and development programs. Limited resources are currently available to City departments wishing to improve their organization and management effectiveness. The Department's awareness of the significance of these concerns is reflected in the report's recommendations and discussion of priorities.

GENERAL OBSERVATIONS

The Personnel Services Department performs a number of functions which are largely administrative in nature. These include the personnel records management, classification and job evaluation, benefits administration, accident prevention and labour relations functions. The remaining functions are all related to improving management effectiveness and the effective utilization of manpower resources. Although we support the initiatives planned in each of the administrative functions, we feel that the greatest returns for the City can be realized by concentrating on improving the Department's effectiveness in the areas of staffing, staff development, advice to management, communications and counselling.

We concur fully with the Department's comments and observations described in the ADVICE TO MANAGEMENT SECTION of Appendix F, and fully support the Department's recommendations in that regard. Our observations on the related functions of staffing and staff development are outlined below.

Clause #1 continued:

Staffing Function

The performance of the staffing function, which involves approximately half of the Department's budget, can be measured by its ability to satisfy client requirements. In this regard, the decision to establish time frames as performance measures for recruitment activities is significant. With time standards established, users will be aware of the service that can be expected from the Personnel Department and will have a better understanding of the controllable and uncontrollable time elements in filling vacancies.

More important objectives of this function are to ensure that personnel appointed are capable of satisfying position requirements and that sufficient manpower resources are available to meet future organizational demands. Measuring the Department's performance in this regard requires a definition of future manpower requirements and a more formalized assessment and feedback on the ability of personnel to satisfy position requirements after they are hired. This could be done through improved performance evaluation and manpower planning and development systems. Formalizing the assessment of the Personnel Department's performance in recruiting could lead to improved hiring criteria and allow the Department to better assess the appropriateness and success of the testing and screening techniques used.

Efficiency, the utilization of specialized expertise in the recruitment and assessment of personnel, and the need to ensure that suitable personnel are available for promotion are all reasons for having a centralized employment function. With these objectives in mind, it seems reasonable that the Personnel Services Department should also participate in the hiring of outside workers.

Staff Development

Like any other function, the performance of the staff development group should be measured in terms of results rather than activities. A formal survey to evaluate the Department's training program is currently being conducted. Results will be reported later this year. Similarly, the section intends to review the effectiveness of the performance review program.

The success of staff development activities should be assessed in terms of how well personnel improve in their ability to satisfy position requirements and how well prepared personnel are for future demands and promotional opportunities. Assessment of training and development needs and the performance of the staff development function can be done through a performance review program. The current program could be improved in this regard by separating the performance review process that focusses on the incumbent's performance relative to position requirements, from the employee evaluation aspect which focusses on the incumbent's ability to satisfy position requirements. The employee evaluation component could be used for organization and manpower planning, for deciding upon training and development programs and initiatives, for assessing the results of training and development plans and programs, and for assessing the ability of the employee recruiting function to satisfy its objectives. At the moment, the absence of an overall manpower plan makes it difficult to assess training priorities or to determine how to best utilize the funds allocated for the training and development of employees.

INCREASE OR DECREASE IN BUDGET

In the event that a budget reduction was necessary, the service reductions suggested by the Personnel Department seem to be appropriate. The suggestion that the employee newspaper "The Town Crier" be published every two months instead of monthly might even have some merit in the short term. It could provide staff with an opportunity to develop a higher quality product. Once established, the frequency of publication could be increased.



Clause #1 continued:

The Department has indicated that it intends to reduce the attendance reporting requirements from monthly to every second month but would utilize the time made available through this change for other records management work.

Advertising is always an area where budget reductions could be made. The degree of advertising that is necessary depends to a large extent on the number and type of vacancies that must be filled from outside and the conditions of the job market. Advertising is difficult to justify and its effectiveness is difficult to measure. A limited advertising budget could hamper the Department's ability to recruit effectively but the actual level of impact that this would have is difficult to assess.

Another area which could be examined in identifying possible budget reductions is the accident prevention area. It is difficult to assess the contribution made by the accident prevention function. There is a need to liaise with the Workmen's Compensation Board, to maintain accident records, to identify and correct unsafe working conditions, and to educate personnel in safe working practices. The responsibility for safe working practices and conditions lies with line management and it is difficult to assess the benefits and impact that a centralized function has on safety performance. This is area that perhaps warrants further review in terms of the overall approach that might be taken to safety and accident prevention.

We support the Department's recommendation to create a new position reporting to the Director of Personnel Services. In our view, this position should have responsibility for:

- providing Department managers with assistance in defining organization and staffing requirements
- establishing an improved individual performance planning and employee evaluation system
- developing a manpower planning system and conducting an assessment of current manpower resources
- developing a projection of future manpower needs, identifying problem areas and recommending solutions to problem areas, and developing organization and manpower plans as required
- establishing and implementing management training and development programs
- reviewing manpower specifications for all key positions and entry level positions
- ensuring that hiring and promotion practices will meet manpower planning requirements.

The creation of this position and the introduction of improved systems will provide a service that is currently not available to senior management. It should also assist in identifying priorities in the City's training and management development efforts, assist line managers in improving their own personnel management effectiveness, and provide a back-up to the Director of Personnel Services. The staff development function should report to this position. Any additional staffing in the development or training area should be deferred until this Assistant Director position has been filled and manpower training and development requirements are more clearly defined.



Report to Council  
 Standing Committee on Finance & Administration  
 September 29, 1978

(IV-8)

Clause #1 continued:

RECOMMENDATIONS

We support the initiatives planned by the Department as outlined in Section III of the report and recommend that these initiatives be endorsed by the Finance Committee. As described above, we also recommend that the Department's recommendation to establish a new position at the senior level be approved and that funds be authorized to establish this position at the Assistant Director level. We also support departmental recommendations 3, 4, 5 and 6 contained in Section III of the report."

During the ensuing discussion the Engineering Department advised that they disagreed with the Personnel Department recommendation No. 3:

"Accept in principle that the Personnel Services Department assist in the hiring and promotion of Outside Workers, and a study be conducted as to what additional resources, if any, would be required to carry out this assignment.

The potential advantages of this change are discussed in Function 1 of Appendix "F". The Committee should be aware that our opinion is that "additional resources" would be required to perform this function, perhaps as much as one more Personnel Officer. In all fairness, we must also point out that the Engineering Department has not been receptive to this idea over the years."

The Engineering Department felt that it would be best to continue with the present arrangement of hiring and promotion of outside workers handled by the Engineering Department. They felt that the supervisory staff could do the best job of screening applicants as they are experienced with the work and familiar with the employees and crews are needed in the morning and decisions must be made very quickly.

The Committee felt that recommendations 1, 2, and 3 of the Personnel Department should be referred to the City Manager for further report. Also, the Safety Branch of the Personnel Department was questioned and it was felt that this is an area that warrants further review in terms of the overall approach that might be taken to safety and accident prevention. The Committee also felt that possible budget reductions should be referred to the Budget Review Committee for consideration in its annual budget reviews.

Following further discussion, it was

RECOMMENDED

- (A) THAT Recommendations 1, 2 and 3 of the Personnel Department be referred to the City Manager for further report together with an evaluation of the Safety Branch of the Personnel Department.
- (B) THAT Recommendations 4, 5 and 6 of the Personnel Department be approved.
- (C) THAT possible budget reductions be referred to the Budget Review Committee.

The meeting adjourned at approximately 5:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 210

PART REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL  
ON  
PLANNING AND DEVELOPMENT  
&  
TRANSPORTATION

V

OCTOBER 3, 1978

A special joint meeting of the Standing Committees of Council on Planning and Development & Transportation was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, October 3, 1978 at approximately 9:30 a.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Bellamy  
Alderman Brown  
Alderman Ford  
Alderman Rankin

ABSENT : Alderman Gibson  
Alderman Kennedy  
Alderman Puil

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Kingsway Task Force Study

The Committee considered a report of the City Manager dated September 8, 1978 (copy circulated) in which the Director of Planning and City Engineer report on the final recommendations for Kingsway East following the Task Force Report and subsequent comments from various community groups.

Following completion of the Kingsway Task Force report, the Planning and Development Committee on May 18, 1978 and Council on May 30, 1978 instructed the Director of Planning to hold a Public Information Meeting in the community and circulate the Task Force conclusions to affected individuals and community groups in the study area and invite their comments.

A Public Information Meeting was held in the community on June 21, 1978 with approximately 150 - 200 people in attendance. The various community points of view were recorded and considered in the final analysis of the Task Force conclusions.

Following the Public Information Meeting, Council on July 25, 1978 instructed the Director of Planning to commence preliminary processing of rezoning applications which have been withheld pending completion of the Kingsway Task Force study. The report(s) to Council would be deferred until Council has considered recommendations of the joint committees.

The report notes that the Task Force has achieved the principal City objective for this study: to enable the City to review and decide upon the various options and guidelines for the four subject rezoning sites; by defining the major factors affecting this area of the City; and by suggesting directions for guiding future development. The Director of Planning and City Engineer consider the joint

cont'd....

Clause No. 1 cont'd:

Task Force Approach a very cost-effective way for studying areas of the City experiencing considerable pressures for change but where limited information is available for basing planning decisions.

The Director of Planning outlined the comments received from several community groups including local residents, applicants/owners of the subject rezoning sites, and commercial businessmen, notably Kingsway Motel owners representing Branch C of the B. C. Motels, Resorts and Trailer Park Association.

Kingsway East, like many areas of the City, has no local plan. Hence, recommendations on rezonings and decisions on development proposals are made on the basis of the Zoning and Development By-law, and various City policies. Although the Task Force Report is not a plan for Kingsway East, it should provide a useful basis for directing future growth in the area.

Until such time as a Local Area Planning Program can be implemented in this area, the Director of Planning and City Engineer support the following Policies and the Site Development Guidelines (contained in Appendix B), adjusted to take account of some of the concerns raised by civic staff and community interest groups:

Policies

- (a) The maximum scale of commercial development along Kingsway should not exceed the requirements set out in the C-2 Commercial District Schedule.
- (b) Existing residential neighbourhoods on both sides of Kingsway East should be maintained.
- (c) Rezoning proposals for the subject sites should be evaluated on the basis of the Site Development Guidelines (Appendix B). Rezoning applications should be considered under the Comprehensive Development District Schedule to ensure good design and compatible uses.
- (d) The present scale and function of the Vanness Industrial Area should be maintained.
- (e) The Joyce Commercial Centre on Kingsway should be enhanced by concentrating pedestrian-oriented retail activities in the commercial core between Joyce and Tyne Streets. A secondary pedestrian-oriented retailing focus should also be accommodated along Kingsway between Lincoln and Boundary Road. General business activities should be encouraged to locate along Kingsway, except in the commercial core areas noted above.
- (f) Low to medium density residential development should be considered in Kingsway East with consideration given to:
  - i) All residential development must conform to the 'Normally Acceptable' category for HUD noise criteria (60 decibels);
  - ii) Housing redevelopment should not encroach or reduce residential amenities in the existing adjacent single family community;
  - iii) Density should generally conform to the Site Development Guidelines (Appendix B) as determined by site characteristics, adjacent land use and environmental considerations;

cont'd....

Part Report to Council  
 Standing Committees of Council  
 on Planning and Development  
 & Transportation  
 October 3, 1978

(V-3)

Clause No. 1 cont'd:

- iv) Family-oriented accommodation should be encouraged with at least one-third of the total units in each project (considered suitable for families) to have three or more bedrooms;
- v) Primary vehicle access to residential developments should not be located on Kingsway;
- vi) Residential projects should be designed to reflect the Site Development Guidelines (Appendix B) and the Urban Design Guidelines included in Appendix 6.2 of the Kingsway Task Force Technical Report (on file in the City Clerk's office).

Mr. G. Laframboise, Multi-Family Manager, Qualico Developments Ltd., submitted a letter dated October 2, 1978 (copy circulated) requesting that the joint committees recommend to Council that the Zoning Division give top priority to the existing four rezoning applications in order that they may proceed to Public Hearing as soon as possible.

Mr. Laframboise expressed concern that the density on the rezoning application on Kingsway between Battison and Lincoln was too restrictive. The application meets the general guidelines i.e., commercial strip on Kingsway with residential behind. The total allowable FSR would be .75. If the commercial FSR is .2 this would be deducted from the .75. A .55 density would not allow affordable housing.

Mr. H. Budd, Calling Foundation, stated that in previous applications the Planning Department was prepared to accept a density of .75 on the property at School Avenue and Tyne Street. When the Foundation was proceeding with a senior citizens development the Department was prepared to accept an FSR of 1.0. The Foundation was unable to obtain funding and the project did not proceed. Now the Foundation is trying to develop the property and the proposed guidelines are only allowing a .60 FSR.

The Committees were advised that the Foundation was not developing senior citizens housing but market townhouses.

Mr. M. Katz, Architect, expressed concern that the commercial FSR was deducted from the total FSR calculations. He suggested that a medium density of .75 would allow a density of 35 units per acre, allowing good family accommodation at a reasonable price.

Mr. R. Spaxman, Director of Planning, stated that the Department is concerned about the effect density is having on housing. An FSR of .75 with underground parking is not acceptable for family housing.

In answer to a question with respect to motels redeveloping, Mr. W. Dickson stated that the Task Force and the officials' report strongly supports the redevelopment. Motels are a reasonable use on Kingsway and owners should be allowed to expand incrementally.

Residential should be allowed providing certain conditions are met - there should be no development which is adverse to the existing residential neighbourhood.

Mr. Dickinson noted that the various housing sites have different FSR's dependent on their location and the surrounding neighbourhood i.e., single family residential or commercial.

cont'd....

Part Report to Council  
 Standing Committees of Council  
 on Planning and Development  
 & Transportation  
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(V-4)

Clause No. 1 cont'd:

Mr. W. Curtis, City Engineer, supported the Director of Planning's view that density should not be increased. When asked about future truck traffic, Mr. Curtis stated that Kingsway is a major truck route now and if the regional town centres develop Kingsway will have trucking problems. The officials could have taken the extreme view of no residential on Kingsway but they have taken the compromise position of commercial with residential behind.

In answer to a question about the acceptability of building housing on such a noisy arterial, Mr. Dickinson advised that the Task Force had spoken to a noise consultant. There are many architectural and structural ways of compensating. The noise abatement would be reasonably acceptable and would meet HUD criteria.

After a discussion of economics versus livability the Committee,

RECOMMENDED

- A. THAT Council endorse the Policies for Kingsway East as graphically illustrated in Appendix D (contained in the report of the City Manager dated September 8, 1978).
- B. THAT the Director of Planning be instructed to process the four subject rezoning applications generally in accordance with the site development guidelines (Appendix B).
- C. THAT the Director of Planning be instructed to monitor general development trends in Kingsway East and report back to Council in the event land use problems are identified; this work to be accommodated in the 1979 Planning Department work program.
- D. THAT the Director of Planning be instructed to report back on the priority of a Local Area Planning Program for Kingsway East in the 1979 Planning Department Work Program.
- E. THAT the Director of Planning, City Engineer and Manager of Economic Development meet with B.C. Hydro and industrialists in the area to see if rail noise can be reduced during the late evening.
- F. THAT the Director of Planning be instructed to report back on priority and timing of the studies identified by the Kingsway Task Force (includes the C-2 Commercial, Industrial and Motel Studies outlined in Appendix C); studies to be undertaken jointly with the Economic Development Office.
- G. THAT the City Engineer be instructed to initiate a program of upgrading Tyne Street between Kingsway and 49th Avenue as a secondary arterial.
- H. THAT the City Engineer be instructed to report back on a program to connect School Avenue and 43rd Avenue between Joyce and Lincoln Streets so they may be used as local collectors.
- I. THAT the Greater Vancouver Regional District be requested to include the Task Force concerns related to Light Rapid Transit in the ongoing LRT Study (Appendix C).
- J. THAT the Heritage Advisory Committee be requested to review and report back on the heritage merit and possible designation of Sir Guy Carleton Elementary School buildings.

The meeting adjourned at approximately 11:50 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 211

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

# VI

OCTOBER 5, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 5, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
 Alderman Bellamy  
 Alderman Ford  
 Alderman Gerard  
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Grant Request - Canadian Memorial Church

The Committee had before it for consideration a Manager's report dated September 29, 1978, in which the Director of Social Planning reported as follows:

"On May 28th, 1978, City Council considered a grant request for \$10,000 from Canadian Memorial Church. The requested funds were to repair the gymnasium floor in the Church Hall. Council did not approve the grant request or the subsequent appeal of July 25th.

The Church has now written to the City requesting a civic grant of \$6,600 to cover 1978 costs of maintaining and upgrading the Church's swimming pool. (The church received civic grants of \$10,000/year in 1976 and 1977 for pool renovations).

The Community Services Grants Guidelines state that organizations may apply for a grant only once in the calendar year. In light of this guideline and the fact that the Community Services Grants Budget for 1978 has been depleted, the Director of Social Planning recommends that the current grant request from the Canadian Memorial Church be deferred for consideration in the first Grants report next year."

The City Manager recommended approval of the recommendation of the Director of Social Planning.

Also before the Committee was a letter dated September 22, 1978 from Mr. G. Shafer, Chairman of the Finance and Property Committee of the Canadian Memorial Church (copy circulated) containing the application for a grant of \$6,600.00 to enable the church to continue its swimming pool operations at the present level.

Appearing before the Committee on this matter were Ms. Susan Anderson of the Social Planning Department and Mr. G. Shafer.

Continued . . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 October 5, 1978

(VI-2)

Clause No. 1 Continued

Mr. Shafer reiterated the comments contained in his letter of September 22, 1978, in support of his application for an additional grant for the church, pointing out that the church's swimming program involves approximately 2,700 children and 300 adults and that pool costs have exceeded revenue by \$6,600.00 this year.

During discussion, it was noted that the swimming pool at the church is one of only two covered pools on the west side of the City and it was pointed out by the Chairman that since there are no funds remaining in the community services grants budget for 1978, there is nothing the Committee could do this year to assist the church.

Following discussion, it was

RECOMMENDED

THAT the grant request from Canadian Memorial Church for \$6,600.00 to cover 1978 costs of maintaining and upgrading the church's swimming pool be deferred and reported upon by the Director of Social Planning in the first grants report of 1979, such report to be submitted to the Committee in January, if possible.

2. Liquor Permit Application - 220 Prior Street  
 Development Permit Application No. 81827

The Committee had before it for consideration a Manager's report dated September 26, 1978, on the application of Prior Management Corporation for Development Permit Application No. 81827 to use a portion of the second floor of the existing building at 220 Prior Street as a holding bar.

In the report, the Director of Planning reported as follows:

' The above noted application has been filed to use a portion of the second floor of the existing building as a holding bar, in conjunction with the existing restaurant.

This development is situated on the southeast corner of Prior and Station Street, in a predominately industrial area.

The proposed holding bar will provide an assembly area of approximately 510 sq. ft. (approximately 10% of the restaurant area). The proposed seating capacity for the holding bar is 40 seats. This is approximately 24% of the proposed seating for the dining area (166).

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 42 seats.

The proposed holding bar has received clearances from the Building, Police and Health Departments.

The Director of Planning approved this application, subject to the conditions that prior to the issuance of the Development Permit:

"this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action."

Continued . . . . .



Report to Council  
 Standing Committee of Council on Community Services  
 October 5, 1978

(VI-3)

Clause No. 2 Continued

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81827 to Prior Management Corporation to use a portion of the second floor of the building at 220 Prior Street as a holding bar, in conjunction with the existing restaurant.

3. Compliance with Fire Safety Regulations in Downtown Cabarets

The Community Services Committee, at its meeting on June 1st, 1978, considered a Manager's report on the degree of compliance with fire safety regulations of several Downtown cabarets and deferred the matter for three months, requesting a further report to the Committee from the Chief Fire Warden.

The Committee had before it for consideration a Manager's report dated September 21, 1978 (copy circulated), the follow-up requested by the Committee.

Appearing before the Committee on this matter was the Chief Fire Warden. The operators of the cabarets named in the report have been advised of the meeting and several of them attended.

The Chief Fire Warden advised the Committee the matter of downtown cabarets complying with all City fire regulations has improved considerably, although it was necessary to lay charges in some instances.

The Committee noted that Pharaoh's at 364 Water Street appears to be a continuing problem, and the Chief Fire Warden replied that the possibility of a new exit for this cabaret will be discussed with the owner. It was pointed out that Pharaoh's is fully sprinklered.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated September 21, 1978, on the compliance with fire safety regulations in downtown cabarets, be received.

4. Neighbourhood Pub Application - 2802 West 4th Avenue

The Committee had before it for consideration a Manager's report dated October 2, 1978, in which the Acting Director of Permits & Licenses reported as follows:

"An application has been received from Mr. K. F. Eayds requesting City approval to operate a neighbourhood pub at 2802 West 4th Avenue. Attached is a copy of a letter from K. Rafe Mair, Minister of Consumer and Corporate Affairs, granting pre-site clearance on the condition the pub has a maximum of 60 seats plus 15 standees, rather than the normal 100 seats plus 25 standees.

Continued . . . .



Report to Council  
 Standing Committee of Council on Community Services  
 October 5, 1978

(VI-4)

Clause No. 4 Continued

"The proposed site is on the Southwest corner of 4th Avenue and MacDonald Street and is zoned C2 Commercial. The pub is to be located in a proposed new building and would be developed in compliance with all relevant City Bylaws. The properties to the north and south contain a mixture of one or two family dwellings, multiple conversion dwellings and apartments. Within a four block radius there is one elementary school and 3 churches. The location is less than one mile from two neighbourhood pubs: Bimini's, 2010 W. 4th Avenue and Jerry's Cove, 3681 W. 4th Avenue. (Guidelines require that there shall be not less than one mile between neighbourhood pubs.)

In respect of timing of the plebiscite, the City Clerk reports that although previous pub votes have been conducted by a private firm under his direction, the preparation for the plebiscite entails considerable amount of Voters' List staff time. The applicant is most anxious that a plebiscite be held as soon as possible; however, the work load of the Voters' List staff is extremely heavy because of the forthcoming Civic Elections on November 15, 1978. Therefore, it is not possible for this Division to prepare for this pub plebiscite until after the Civic Elections, and the applicant should be so advised if the committee decides to submit the application to a plebiscite."

The matter of submitting the application for a neighbourhood pub to a local plebiscite was submitted by the City Manager to the Committee for consideration.

Appearing before the Committee on this matter were the City Clerk, Mr. K. Armstrong of the Permits & Licenses Department, and the applicant, Mr. K. F. Eayds.

During discussion, it was noted the application is for a maximum of 60 seats plus 15 standees rather than the usual 100 seats plus 25 standees, and the applicant, in response to a Committee member, explained that he had satisfied the office of the Minister of Consumer Affairs that a pub of this smaller size could be operated economically.

It was noted that a plebiscite vote would be conducted by a private firm under the direction of the City Clerk and the City Clerk explained to the Committee that the plebiscite still necessitates a considerable amount of work by the City Voters' List staff before the matter is handed over to the private company. Some of this preliminary work may be able to be done before the civic election but the plebiscite would be after the election.

Following discussion, it was

RECOMMENDED

THAT the application of Mr. K. F. Eayds to operate a neighbourhood pub at 2802 West 4th Avenue be approved in principle subject to the result of a plebiscite conducted by the City Clerk at the expense of the applicant in a four block area in each direction of 2802 West 4th Avenue.

Continued . . . .

5. Liquor Permit Application - 3075 Kingsway  
Development Permit Application No. 81761

The Committee had before it for consideration a Manager's report dated September 28, 1978, on the application of Mr. Othmar Schacher for Development Permit Application No. 81761 to use approximately 288 sq. ft. of the proposed restaurant at 3075 Kingsway as a holding bar.

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use approximately 288 sq. ft. of the proposed restaurant as a holding bar.

This development is situated on the north side of Kingsway, between Spencer Street and Taunton Street.

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 288 sq. ft. (8.8% of the floor area of the restaurant). The seating capacity for the dining area is 93 and the proposed seating for the holding bar is 23 seats.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the act, the applicant is permitted a maximum of 23 seats.

The Police Department have cleared the application.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application subject to Council's approval of the new liquor outlet.'

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81761 to Mr. Othmar Schacher to use approximately 288 sq. ft. of the proposed restaurant at 3075 Kingsway as a holding bar.

The meeting adjourned at approximately 2:00 P.M.

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REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

## VII

October 5, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, October 5, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:45 p.m.

PRESENT: Alderman W. Kennedy, Chairman  
Alderman M. Ford  
Alderman D. Bellamy  
Alderman M. Harcourt (for items  
2 and 3)

ABSENT: Alderman H. Rankin

COMMITTEE CLERK: E. Bowie

The minutes of the meeting of September 14, 1978, were adopted.

## CONSIDERATION

1. Traffic Situation on 23rd Avenue at Tupper School

At its meeting on June 1, 1978, the Standing Committee on Transportation considered a Manager's Report dated April 10, 1978 (on file in the City Clerk's Office) in which the City Engineer and the Director of Planning reported on the requested closure of 23rd Avenue at Tupper School. Following considerable discussion, the Committee recommended

'That the requested closure of 23rd Avenue at Tupper School be deferred pending a report from the Engineering Department on alternative methods of alleviating the present situation.'

The Committee, during discussion, had also suggested radar checks be performed along this section of the street.

The Committee had for consideration this day, a Manager's Report dated September 21, 1978 (circulated) in which the City Engineer reports on the results of the radar checks and various methods of speed control, also an extract from the minutes of the Standing Committee of Council on Transportation meeting of June 1, 1978 (on file in the City Clerk's Office).

An analysis of the radar checks performed on June 6, 1978, are as follows:

- speeding does occur along 23rd Avenue adjacent to Tupper Secondary School.
- most traffic (90%) did not exceed 50 km/h, the usual speed limit on local streets. It is the 30 km/h school zone that is being violated.
- speeding is not a problem that is local to the Tupper Secondary School area. Other secondary schools have problems as great, if not greater, than the speeding problem at Tupper.

Clause 1 continued

The report lists the following as possible methods for the control of speeding along this section of 23rd Avenue:

- close the street
- stop signs at each end of the street
- speed bumps
- traffic diverters
- additional police enforcement.

Arguments for and against these points are discussed in detail in this report.

It was also noted that numerous students jaywalk along this section of 23rd Avenue and the report suggests that the installation of a mid-block crosswalk would form a link between the school and the playground, thus increasing the safety of pedestrians by concentrating crossings at this point. Mr. D. Rudberg, Assistant City Engineer, spoke to the Committee on this report with the aid of maps and charts of the area. The report recommends

- i) That a mid-block crosswalk be installed on 23rd Avenue adjacent to Tupper
- ii) That an educational program oriented to the dangers of jaywalking be emphasized at Tupper Secondary School. This program should encourage use of the mid-block crosswalk
- iii) That additional police enforcement of speeds be carried out, subject to manpower limitations

Also present at this meeting were Mrs. Betty Ann Fenwick, Chairman of the School Board, Mr. J. Killeen, Principal of Tupper School, Mr. Loewn, Principal of Livingstone School, Mr. Larry Beasley, Riley Park Planner and representatives of various school and community committees. Mrs. Fenwick presented the Committee with a brief commenting on the statements and findings contained in the Manager's Report (circulated) and stated that the School Board does not agree with the recommendations of the City Engineer and supports the Director of Planning's affirmation of his June 1st, 1978, recommendation that a temporary test closure of 23rd Avenue be undertaken, with the addition that the School Board agree to pay the costs of the temporary closure. The Principals of Livingstone and Tupper Schools and the Riley Park N.I.P. Committee also reaffirmed their support of the closure.

Mr. E. Patterson of 463 East 23rd Avenue was present and presented arguments against this proposed closure. He expressed concern that if the closure of 23rd Avenue were to take place, traffic would be diverted to the lane between 23rd and 22nd Avenues, adjacent to his property thereby causing undue disturbance. Following further discussion by the Committee, it was

RECOMMENDED

- A. THAT 23rd Avenue adjacent to Tupper School (between Carolina Street and a point approximately 561 feet west) be closed on a temporary basis for a period of six months. Costs for the physical aspects of this temporary closure to be borne by the Vancouver School Board in the approximate amount of \$4,000; said amount to be returned to the School Board by the City should this closure become permanent.

Clause 1 continued

- B. THAT the City Engineer in conjunction with the Planning Department of the Vancouver School Board monitor the effect of this temporary closure and report back to the Standing Committee on Transportation following the trial period.

RECOMMENDATION

2. Midway Connector Bus Route Change

The Committee had for consideration a Manager's Report dated September 20, 1978, (circulated) in which the City Engineer reports on a request from B.C. Hydro Transit to consider a route change for the 100 Midway Connector bus service in the Marpole area. This proposal has been reviewed by staff in consultation with B.C. Hydro and the Marpole Citizens' Planning Committee. The proposal by B.C. Hydro is to route both eastbound and westbound services via Marine Drive, Hudson, 70th, Granville, and the Laing Bridge. This would improve services as follows:

- improve transfer connections with the Granville - Victoria route
- improve local service to Marpole residents and the Marpole shopping area around 70th and Granville
- improve transfer connections with Fastbus services crossing the Oak Street Bridge.

These improvements to transit services would be achieved at minimal cost. A discussion paper prepared by City and Hydro staff was presented to the Marpole Citizens' Planning Committee for their review. The Committee discussed the proposal on August 8, 1978, and again on September 14, 1978, and at their meeting on September 14, 1978, resolved:

"that this Committee recommend approval in principle of the 100 Midway Connector route as presented tonight."

This motion carried 28 to 5, with 4 abstentions.

The Director of Planning has reviewed the route proposal and the minutes of the Marpole Citizens' Planning Committee and concurs with the recommendation.

Mr. D. Rudberg spoke to the Committee on this report illustrating the route change by means of maps. Mr. Dave Walker, B.C. Hydro Traffic Services Supervisor, was also present at this meeting. Following a short discussion, the Committee

RECOMMENDED

- A. THAT Hudson Street from 70th Avenue to 71st Avenue be designated a Transit Route;
- B. THAT 70th Avenue from Granville Street to Hudson Street be designated a Transit Route;
- C. THAT bus stops be established on:
  - Eastbound 70th at French
  - Westbound 70th at Cartier
  - Westbound 70th at Hudson
  - Southbound Hudson at 70th
  - Southbound Hudson at 72nd
  - Northbound Hudson at 72nd
  - Eastbound Marine at Hudson

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### 3. Commissioner Street - Truck Route Status

The Committee had for consideration a Manager's Report dated September 14, 1978, (circulated) in which the City Engineer reports as follows:

"In the 1975 report on Truck Transportation in Vancouver, Commissioner Street was identified as a desirable future truck route capable of providing relief to existing truck routes further to the south.

On April 18, 1978, Council adopted the following two recommendations from the April 6, 1978 meeting of the Standing Committee on Transportation:

- A. That Wall Street be de-designated from truck route status.
- B. That communication continue between the Chairman of the Transportation Committee, Department of Transport and National Harbours Board on the use of Commissioner Street as a City truck route. "

Negotiations were undertaken with the National Harbours Board who have now advised that 'the Port has no objection to the designation of Commissioner Street as a truck route'.

By adding Commissioner Street to the City truck route system, truck traffic will be reduced somewhat on both Hastings Street and Dundas/Nanaimo/McGill routes providing improved traffic conditions for general automobile traffic. Fewer trucks will be travelling through residential areas and this will result in a significant reduction in noise impact.

Mr. D. Rudberg spoke to the Committee on this report adding that two additional minor changes should be made to the truck route system at this time. Wall Street extends between Dundas Street and the 2nd Narrows Bridge (see attached map), and from the 2nd Narrows Bridge to McGill Street, is one of the most important and heavily used truck routes in the City. In addition, from McGill Street to Renfrew Street, Wall Street provides access from the east to the National Harbours Board overpass leading to Commissioner Street. As Council 'de-designated' Wall Street from the truck route system on April 18, 1978, it is now essential that Wall Street, from Renfrew to the 2nd Narrows Bridge, be returned to the truck route system. Renfrew Street should be extended as a truck route north by two blocks, from McGill Street to the overpass.

It was

RECOMMENDED

THAT

- A. Commissioner Street -
- B. Wall Street from Renfrew Street to the 2nd Narrows Bridge -
- C. Renfrew Street from McGill Street to the National Harbours Board overpass -

- be designated as City of Vancouver truck routes.

### 4. Arbutus Street and 33rd Avenue

Mr. E. T. Linnell, a resident of the area, who had appeared as a delegation before the Committee on this matter on August 10, 1978, was unable to be present at this meeting. The Committee, therefore, at his request, deferred discussion of this item to a future meeting.

\* \* \* \* \*

The meeting adjourned at approximately 4:55 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

OCTOBER 5, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 5, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman Brown, Chairman  
Alderman Gerard  
Alderman Gibson  
Alderman Marzari  
Alderman Puil

COMMITTEE  
CLERK : G. Barden

RECOMMENDATION:

1. Vancouver Park Board Capital Funds  
Situation 1979-83

The Committee considered the attached Manager's report dated September 12, 1978, wherein the Director of Finance and the Superintendent of Parks reported on a proposal for the Park Board to plan capital programs on a much longer time-frame basis, possibly five years, the advantages of which would be as follows:

- (i) It would allow the Park Board to be clearer on its priorities and provide a better framework for a discussion of those priorities with City Council.
- (ii) It would allow the Park Board greater time to negotiate supplementary sources of funds to support specific projects.
- (iii) It would allow the Park Board to better program its staffing needs.
- (iv) It would allow better analyses of the impact of its capital works on operations and operating budgets.

The Director of Finance felt that such a process should improve the relationship and planning of capital budgeting between the Park Board and the City. The objective is to arrive at a program that meets the needs of the Vancouver Park Board to the greatest extent possible within a level of "assured" funding from future supplementary capital budgets and outside sources that City Council could consider reasonable and achievable.

The following points were raised during discussion:

- the current Council cannot commit future Councils to a particular expenditure of funds from operating budgets, however, the current Council could indicate what might be a reasonable level of funding some years into the future

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Clause #1 continued:

- the size of a project should not be determined by outside grants that might be received from the Provincial Recreation Facilities fund
- the land purchase fund must be repaid on a systematic basis.

The Superintendent of Parks stated that the Park Board approved the proposal at its last meeting and hopes to review its total plant and put it into priority form.

Following discussion, it was

RECOMMENDED

THAT City Council initiate a policy of long-term planning of capital programs for the Park Board.

2. Licence Fee for Live-aboard Boats

The Committee considered a City Manager's report dated September 20, 1978, wherein the Director of Finance reported on the licence fee for live-aboard boats.

It was questioned whether the live-aboard community might wish to appear before the Committee to discuss the proposed licence fee. It was also noted that people who live aboard boats pay taxes in the form of a licence fee but do not receive a home-owners grant and they should be supported on an approach to the Provincial Government for a home-owners grant.

Following further discussion, it was

RECOMMENDED

THAT Representatives of the boat live-aboard community be invited to appear before the Finance Committee to discuss the proposed licence fee for 1979 and consideration of the City Manager's Report on this topic be deferred.

3. 1978 Changes in Property Tax

The Committee considered the attached Manager's report dated September 18, 1978, wherein the Director of Finance reported on proposed changes in the 1978 property tax whereby industrial and machinery/equipment would be assessed at 25% of actual value rather than 30%.

In October, 1977, Council chose to have property assessed under Option A for general purposes. The principal findings of the analysis of actual changes in 1978 are:

(i) Residential Properties

There were tax decreases or increases of less than 10% for 85.2% of the 74,754 single family residences and tax decreases for 81.7% of the 2,579 rental apartment structures.



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Clause #3 continued:

(ii) Commercial Properties

There were increases of less than 30% for 59.7% of the 6,041 commercial properties, but there were also increases of over 50% for 11.3% of the properties. Just over half of the properties which had low (less than 30%) increases paid over \$5,000 taxes and the majority of properties with high increases (more than 30%) paid under \$5,000 taxes. (\$5,000 taxes indicates an assessed market value of less than \$210,000.

City officials recommend that Council continue with Option A for calculation of assessed values for general purposes in 1979 and request the Provincial Government to change Option A so that industrial property and machinery/equipment are assessed at 25% of actual value rather than 30%.

It was reported that with the shift to the new assessments, due to various factors, Vancouver and Burnaby industrial properties experienced a greater tax burden increase than did the majority of other like properties in the Province. Option A relates to an equitable distribution on a Province-wide basis but ends up being unequitable for the City of Vancouver and Burnaby.

Mr. Brian Calder, Chairman, Economic Advisory Commission, attended the meeting and circulated a letter dated October 4, 1978 (on file in the City Clerk's office), on this matter. The Commission supported the recommendations in the Manager's report. The industrial sector is over-taxed and the City is in danger of losing more industry. If this continues, the balance in the tax base will disappear. Mr. Calder further reported that many industrial firms are relocating and municipal taxation is considered to be a major component in the relocations.

The City Economic Development Officer circulated a report (on file in the City Clerk's office) giving comparisons of taxes for a hypothetical company in various cities across Canada and in Seattle. Vancouver has one of the highest levels of taxation for industrial, machinery and equipment.

Mr. David Rathie, Board of Trade, attended the meeting and circulated a draft report dated October 5, 1978 (on file in the City Clerk's office), prepared by the Joint Ad Hoc Task Force on Assessments on Recommendations for Property Tax Reform. They supported the recommendations in the Manager's report but felt that the City should give serious consideration to reducing and ultimately eliminating the business tax to encourage business and industry to remain and relocate in Vancouver. Their basic recommendation is that the City eventually move to Option D.

On questioning, it was reported that the proposed change in Option A would mean a \$36 increase in taxes to the average homeowner.

It was reported that the G.V.R.D. is preparing a study and the City's Economic Development Office is compiling more information on this matter. It was agreed that more study should be given to the new reports distributed and to the whole matter.

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Clause #3 continued:

Following further discussion, it was

RECOMMENDED

- (A) THAT Council choose Option A for the calculation of assessed values for general purposes in 1979, and direct the Director of Legal Services to prepare the necessary bylaw.
- (B) THAT the following recommendation be deferred for a further study and consideration:

"Council request the Provincial Cabinet to change Option A so that industrial property and machinery/equipment are assessed at 25% of actual value rather than 30% and that the Director of Finance be directed to draft an appropriately detailed brief to the Province in support of this position."

The meeting adjourned at approximately 5:05 p.m.

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REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

IX

OCTOBER 12, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 12, 1978, in Committee Room No. 1, third floor, City Hall, at approximately 12:05 p.m.

PRESENT:                   Alderman Rankin, Chairman  
                              Alderman Marzari  
                              Alderman Bellamy  
                              Alderman Ford

ABSENT:                   Alderman Gerard

COMMITTEE CLERK: E. Bowie

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

CONSIDERATION

1. Soft Rock Cafe, 1921 West 4th Avenue

Vancouver City Council at its meeting of September 26, 1978 resolved:

"That the restaurant license for the Soft Rock Cafe, 1921 West 4th Avenue, be suspended for three months."

At the Council meeting on October 3, 1978, Ms. Patricia Fiedler, owner/operator of the Soft Rock Cafe, addressed the Council appealing the decision of September 26th, and requesting approval of a conditional license for the premises at 1921 West 4th Avenue.

Mr. K. Armstrong, City License Inspector, indicated that if Council were to grant Ms. Fiedler's appeal and establish firm guidelines for the operation of this establishment, then the City Licenses Inspector could suspend the license immediately without recourse to Council should there be a violation of the guidelines.

The Council resolved:

"That this matter be referred to the Community Services Committee for further consideration at its meeting on October 12, 1978;

Further That the City License Inspector submit to the Committee proposed guidelines for the operation of this Cafe."

The Committee had for consideration a Manager's Report dated October 10, 1978, in which the Acting Director of Permits and Licenses submits a list of guidelines recommended for the Soft Rock Cafe should it be allowed to reopen (circulated).

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Clause 1 continued

The Committee also had a letter dated October 10, 1978, from Mr. Robert Vaughan on behalf of the Strata Council Members at 1930 West 3rd Avenue, and a letter signed by Kersti Krug (circulated). Appearing before the Committee on this matter were Ms. Patricia Fiedler, owner/operator of the Soft Rock Cafe, Mr. Robert Vaughan and Ms. Kersti Krug. (Ms. Krug during discussion disclaimed any knowledge of the letter before the Committee bearing her name and stated that the signature on the letter was not hers).

Ms. Fiedler addressed the Committee and reiterated the points made to Council on October 3, 1978, namely that if given the opportunity to reopen she would be prepared to do the following:

1. Close the restaurant at 12:30 every night.
2. No amplified music.
3. No public address system.
4. No use of the fire escape except in emergencies.

Ms. Krug said that whereas she would not wish to be the cause of putting Ms. Fiedler out of business, she was not prepared to wait for two or three months for action to be taken should the restaurant reopen and violations of any guidelines take place. Mr. Vaughan was opposed to the reopening of the restaurant and stated that he could not accept the guidelines as presented in the Manager's Report of October 10, 1978.

The Committee in discussion sought and received confirmation from City Officials present, that should violations of these guidelines occur, the restaurant could be closed within 24 hours and Ms. Fiedler could then appeal the reason for closure directly to Council.

After further consideration, the Committee

RECOMMENDED

THAT the license of the Soft Rock Cafe at 1921 West 4th Avenue, be reinstated under the following conditions:

1. There be no amplified live music permitted on the premises.
2. There be no public address system.
3. There be no live music after 10:30 p.m. each day.
4. The restaurant be required to close at midnight each day with patrons off the premises by 12:30 a.m.
5. Restaurant not to open until 9:00 a.m. each day.
6. The rear stairway door not to be used as an exit or entrance except in the case of a fire or other emergency.
7. Any recorded or taped music is not to be audible at the rear property line.
8. The parking lot on the east side of the building to be illuminated to discourage loitering. The lighting to be installed so as not to shine onto the neighbouring residential buildings, and installation of this lighting to be completed within one month.

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Clause 1 continued

AND FURTHER THAT

9. The operator, Ms. Fiedler, to be notified that any violation of the foregoing guidelines will be considered by Council to be gross misconduct and the Chief License Inspector is authorized to immediately suspend the license for any such violation.

\* \* \* \* \*

The meeting adjourned at approximately 12:25 p.m.

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